

CITY OF CAMDEN  
CAMDEN COUNTY, NEW JERSEY

***LAND DEVELOPMENT ORDINANCE  
OF THE CITY OF CAMDEN***

Prepared for  
City of Camden Planning Board

December 2009

**APPROVED BY CITY COUNCIL 2011**

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## ARTICLE I -- GENERAL PROVISIONS

### **577-1**      **Title; Statutory Authority.**

A comprehensive land development ordinance regulating and limiting the uses of land and the uses and locations of buildings and structures; regulating and restricting the height and bulk of buildings and structures and determining the area of yards and other open spaces; regulating and restricting the density of housing and population; implementing the housing requirements mandated by the "Mt. Laurel" Supreme Court decisions; dividing the City of Camden into districts for such purposes; adopting a map of said City showing boundaries and the classification of such districts; establishing rules, regulations and standards governing the subdivision and development of land within the City; establishing a Planning Board and a Zoning Board of Adjustment; and prescribing penalties for the violation of its provisions.

This Ordinance shall consist of text and a Zoning Map, said map being entitled "Zoning Map, City of Camden." This map, together with all explanatory matter thereon, is declared to be a part of this Ordinance, and is on file and shall be kept on file with the City Clerk and the Planning Board Secretary. If and when changes are made in boundaries or other matters included on said Zoning Map, such changes in the map shall be made promptly after the amendment has been approved by the City Council. This Ordinance is enacted pursuant to the authority granted by Chapter 291, Laws of 1975, commonly cited and referred to as the "Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), as amended by Assembly Bill No. 826 of the New Jersey Assembly.

### **577-2**      **Short Title.**

The short form by which this Ordinance may be known shall be "THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF CAMDEN."

### **577-3**      **Purposes.**

The Ordinance is adopted pursuant to N.J.S.A. 40:55D-1 et seq. and subsequent amendments and supplements thereto, in order to promote and protect the public health, safety, comfort, convenience, prosperity, morals, and general welfare, and in the furtherance of the following



related and more specific objectives of the City of Camden:

- A. To secure safety from fire, flood, panic, and other natural and man-made disasters;
- B. To provide adequate light, air and open space;
- C. To ensure that the development of the City does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole;
- D. To promote the Smart Growth planning goals of the State of New Jersey with the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the natural and historic environment;
- E. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of Camden citizens, workers and visitors;
- F. To prohibit and to gradually eliminate uses, buildings or structures which are incompatible with the character of neighborhood development or detrimental to adjoining areas;
- G. To encourage intense and varied development where land, utilities and access to mass transportation exists;
- H. To provide flexibility to encourage new construction, repair, renovation, rehabilitation and investment and a more efficient use of land;
- I. To provide for proper site plan and subdivision, design and layouts;
- J. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the City and to prevent urban degradation of the natural environment through improper use of land;

- K. To encourage planned and comprehensive developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, and recreational development to a particular site and its surroundings;
- L. To encourage coordination of the various public and private procedures and activities that shape land development with a view of lessening the cost of such development and to promote more efficient use of land;
- M. To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- N. To encourage all types of senior citizen (age restricted) housing construction;
- O. To promote the conservation of energy through the use of planning practices designed to reduce energy consumption and to provide for the maximum utilization of renewable energy sources.
- P. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.
- Q. To delineate the City into zones and districts, restricting and regulating herein the location, construction, reconstruction, alteration and use of buildings, structures, open space, for residence, business, commercial, manufacturing, institutional, recreational, conservation and other specified uses.
- R. To protect and preserve the character of residential, business, commercial, manufacturing, natural areas and recreation areas within the City and to promote orderly and beneficial conservation, development and redevelopment of such areas as appropriate and which are consistent with the State Development and Redevelopment Plan for the State of New Jersey and the New Jersey Outdoor Recreation Resources Plan.
- S. To conserve a corridor of natural open space (Greenways)

primarily along waterways within the City of Camden where environmentally sensitive lands are preserved and protected, open space is made available for recreation, and public access to the water is improved in appropriate areas. Designated greenways will be preserved in such a manner that they blend in with the existing community, businesses and water dependent activities.

- T. To emphasize the need for a wide variety of open space and demonstrate its value as an essential community asset; to assure sufficient land and facilities for active and passive recreational pursuits with ease of access from residential and employment locations (a minimum of 10 acres/1000 people or 850 acres City-wide).
- U. To promote the orderly growth of lands within the City of Camden, taking into consideration the character of each district and its peculiar suitability for particular land uses, to generally encourage the most appropriate use of land through the police power, and to promote sustainable and orderly growth.
- V. To limit and restrict buildings and structures to specified zone districts and to regulate buildings and structures according to their type and nature and the extent of their use and to regulate the nature and extent of use of land for trade, industry, residence, open space or other purposes in order to avoid undue concentration of population and to conserve the value of property.
- W. To protect and preserve the character of homes and businesses within the City and to promote orderly and beneficial development and redevelopment of such areas.
- X. To encourage the location and design of transportation routes which will promote the free flow of automobile, pedestrian, and bicycle traffic while discouraging the location of such facilities and routes which would result in congestion, blight, and/or safety hazards.
- Y. To safeguard and improve the amenities and appearance of the City of Camden by providing for the regulation of signs and for appropriate review of proposed new structures and substantial alterations.

- Z. To protect the public health, safety, convenience, and general welfare by providing for the adequate parking of motor vehicles and for the loading and unloading of commercial vehicles.
- AA. To provide protection against fire, flood, explosion, excessive noise, light, noxious fumes and other hazards in the interest of public safety, health, comfort, and the general welfare.
- BB. To provide for special districts for mixed land uses and flexible development areas to ensure that such districts and uses shall be compatible with each other and not detrimental to surrounding areas and are in complete accordance with the City's Master Plan.
- CC. To regulate the use and bulk of buildings in relation to the land surrounding them and to control those uses of land, buildings, and structures which do not conform to zoning standards and to regulate their reasonable expansion so that no adjoining uses or persons are adversely affected.
- DD. To regulate the intensity of land uses and to ensure the provision of open spaces surrounding buildings, necessary to provide adequate access, light and air and to protect the public health.
- EE. To prohibit and to gradually eliminate land uses, buildings and structures which are incompatible with the character of the neighborhood in which they are located or detrimental to adjoining areas.
- FF. To encourage intense and varied development where land, utilities and access to mass transportation exists and to provide flexibility to encourage new construction, repair, renovation, rehabilitation and investment and a more efficient use of land.
- GG. To conserve and enhance the value of property throughout the City of Camden.

*These specific purposes shall also include by reference the goals found in the City Master Plan.*

**577-4**      **Interpretation of Standards.**

The provisions of this Ordinance shall be held to be minimum requirements. Where this Ordinance imposes a greater restriction than is imposed and required by other provisions of law or by other rules, regulations or resolutions, the provisions of this Ordinance shall control. Where the provisions of any other laws, rules, regulations or resolutions require greater restrictions than are imposed by this Ordinance, the provisions of such other laws, rules, regulations or restrictions shall control.

**577-5**      **Prohibited Uses.**

All uses not expressly permitted in this Ordinance are prohibited.

**577-6**      **Historic Overlay Districts and Sites.**

Historic Overlay Districts and sites, as shown and listed in the City Master Plan and as shown on the Zoning Map, are subject to the regulations of the Zone district or districts in which they are located, and are also subject to the additional requirements of Article XXIV.

**577-7**      **Historic Conservation Overlay Districts.**

Historic Conservation Overlay Districts, as shown in the City Master Plan and as shown on the Zoning Map, are subject to the regulations of the Zone district or districts in which they are located, and are also subject to the additional requirements of Article XXV.

**577-8**      **Applicability of Definitions.**

Definitions as set forth in Article II shall apply throughout this Ordinance.

**577-9**      **Establishment of Controls.**

- A.      The regulations set forth in this Ordinance for each zoning district shall be minimum regulations, unless otherwise specified, and shall apply uniformly to each class or kind of structure or land.
- B.      In all zoning districts, after the effective date of this Ordinance, any

new building or structure or any tract of land shall be constructed, developed and used only in accordance with the regulations specified for each district.

- C. In all zoning districts, after the effective date of this Ordinance, any existing building or other structure or part thereof or any tract of land which is not in conformity with the regulations for the district in which it is located shall be deemed as non-conforming and subject to the regulations found in this Ordinance.

**577-10**      **Compliance.**

All applicable requirements shall be met at the first time of erection, enlargement, alteration, moving or change in use or change in ownership of a structure and shall apply to the entire structure or structures or lot, whether or not the entire structure or structures were involved in the erection, enlargement, alteration, moving or change in use. Moreover, no building or structure shall be erected, moved, altered, added to or enlarged unless in conformity with this Ordinance and no building or structure shall be designed, used or occupied and no land shall be used or occupied for any purpose or in any manner other than as specified in this Ordinance. Nothing in this Ordinance shall be deemed to require a change in plans, construction, or intended use of any buildings, structure or land on which actual construction or the application for a permit and/or preliminary plans were lawfully submitted to any governmental agency having applicable jurisdiction, and said actions were begun and diligently pursued before the adoption of this Ordinance.

**577-11**      **Types of Controls.**

The following minimum and uniform regulations shall apply in the respective districts:

- A. Use regulations, including uses by right, accessory uses and conditional uses.
- B. Area and bulk regulations, including required front, side and rear yards, maximum permitted height and maximum allowable lot coverage.

- C. Off-street parking regulations, including minimum required parking spaces for specified uses.
- D. Off-street loading regulations, including minimum required loading spaces for specified uses.

**577-12 Effective Date.**

This Ordinance shall take effect upon final passage, publication, and filing with the Camden County Planning Board. All previous zoning ordinances prior to the adoption of said ordinance is hereby repealed.

**577-13 Inconsistent Ordinances Repealed.**

All previously adopted subdivision and site plan ordinances and their amendments are repealed.

**577-14 Saving Provision.**

These regulations shall not abate or modify any action, penalty, liability, or right pending under any ordinance repealed by the adoption of this Ordinance except as expressly provided in this Ordinance.

**577-15 Site Plan Approvals, Zoning Variances & Building Permits Outstanding.**

Nothing in this Ordinance shall require any change in a building permit, site plan or zoning variance which was approved before the enactment of this Ordinance provided construction shall have been started within one (1) year from the effective date of this Ordinance and the project shall be continuously pursued to completion, otherwise said approvals and permits shall be void.

## ARTICLE II -- DEFINITIONS AND DESCRIPTIONS

### **577-16**      **Word Usage.**

For the purposes of this Ordinance, certain phrases and words are herein defined as follows:

- A.      Words used in the present tense include the future tense;
- B.      Words used in the singular number include the plural number, and vice versa;
- C.      Words used to include the male gender include the female gender, and vice versa;
- D.      The word "used" shall include arranged, designed, constructed, altered, converted, rented, leased or intended to be used;
- E.      The word "person" includes corporation or partnership as well as individuals;
- F.      The word "lot" includes the word "plot," "parcel," or "premises";
- G.      The word "structure" includes the word "building," "dwelling" or "residence";
- H.      The term "such as" shall be considered as introducing typical or illustrative designation of terms and shall not be construed as constituting a complete list;
- I.      The word "shall" is mandatory and not discretionary; and
- J.      The word "may" is discretionary and indicates a permissive action and not mandatory.

### **577-17**      **Compliance with other Definitions.**

Unless otherwise expressly stated, the following terms shall, for the purpose of this Article, have the meaning as herein defined. Any word or term not defined herein shall be used with a meaning as defined in



Webster's Third New International Dictionary of the English Language, unabridged or the latest edition. Moreover, whenever a term is used in this Article which is defined in N.J.S.A. 40:55D-1, et seq., such term is intended to have the meaning as defined in N.J.S.A. 40:55D-1, et seq., unless specified to the contrary in this Article. Where improvements are governed by the New Jersey Residential Site Improvement Standards (RSIS), such terms shall have the same meaning as in N.J.A.C. Title 5, Chapter 21.

**577-18**      **Definitions and Descriptions.**

Unless otherwise expressly stated, the following terms shall, for the purpose of this Ordinance, have the meaning as indicated:

ACCELERATION OR DECLARATION LANE - an added roadway lane to the right side of the road which permits integration and merging of slower moving vehicles into the main vehicular stream or slowing down of vehicles.

ACCESS - a physical entrance to property.

ACCESSORY BUILDINGS, STRUCTURES OR USES - a building, structure or use which is customarily associated with and is incidental and subordinate to the principal building, structure or use, and which is located on the same lot therewith, including but not limited to garages, carports, decks, sheds, non-portable swimming pools and all roofed structures. Any accessory building or structure attached to the principal building shall be considered part of the principal building. A storage and/or construction trailer shall not be considered a permitted accessory building, structure or use except as permitted pursuant to a development application.

ACCESSWAY - a single vehicular entrance and/or exit combination between a street and a lot.

ACT - the Municipal Land Use Law, Chapter 291 of the Laws of New Jersey 1975.

ACTIVITY – means any land disturbance, including any development for which an application for development is necessary.

ADDITION, BUILDING – the construction of a new improvement as part of an existing improvement by way of an extension or an increase in the floor area, height, or coverage of an existing building, structure or landmark when such new improvement changes the exterior appearance of any building, structure or landmark.

ADMINISTRATIVE OFFICER - means the Zoning Officer/Administrative Officer of the City of Camden unless a different official(s) is designated by ordinance or statute.

ADULT ENTERTAINMENT USE - an establishment consisting of, including, or having the characteristics of any or all of the following:

- A. **ADULT BOOKSTORE** - An establishment having as a substantial or significant portion of its stock-in-trade books, magazines, publications, tapes, or films that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.
- B. **ADULT CABARET** - (1) An establishment devoted to adult entertainment, either with or without liquor license, presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas; (2) a cabaret that features topless dancers, go-go dancers, strippers, male or female impersonators, or similar entertainers for observation by patrons.
- C. **ADULT MINI MOTION PICTURE THEATER** - An enclosed building with a capacity for less than fifty persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.
- D. **ADULT MOTION PICTURE THEATER** - An enclosed building with a capacity for fifty or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.

ADVERSE EFFECT - conditions or situations created by a proposed

development that impose, aggravate, or lead to impractical, unsafe or unsatisfactory conditions on properties such as, but not limited to improper circulation and drainage rights-of-way, inadequate drainage facilities and utility service flows, insufficient street widths, unsuitable street grades, unsuitable street locations to accommodate prospective traffic or coordinate and compose a convenient and effective circulation system, locating lots in a manner not adaptable for the intended purposes without danger to health or peril from flood, fire, erosion or other menace, providing for lots of insufficient size and neither providing nor making future allowance for access to the interior portion of a property for other facilities required by this Ordinance; or otherwise in derogation of the City Master Plan.

AGE RESTRICTED HOUSING – buildings, including apartments or condominiums, which are restricted so that only persons age fifty-five (55) or older and persons who are married and cohabitating with a person fifty-five (55) or older may become residents in any unit. Residency in age restricted housing shall be restricted by bylaws, rules, regulations and restrictions of record to use by permanent residents fifty-five (55) years of age or older with the following exceptions:

- A. A husband or wife under the age of fifty-five (55) years who is residing with his/her spouse who is fifty-five (55) years of age or over;
- B. Un-emancipated children nineteen (19) years old or over residing with their parents, where the parents with whom the child or children are residing are fifty-five (55) years of age or over;
- C. One adult under fifty-five (55) years of age will be admitted as a permanent resident if it is established that the presence of such person is essential to the physical care of one of the adult occupants who shall be fifty-five (55) years of age or over.

AGE RESTRICTED UNIT – a single-family semi-detached, single-family detached, single-family attached and/or multi-family dwelling unit in an age-restricted community which is unrestricted except as to an age requirement for occupancy.

AISLE - the traveled way by which cars enter and depart parking spaces.

ALLEY - a service roadway providing access to residential parking and garages generally from the rear of residential lots. Such roadway is not intended for general (public) traffic circulation.

ALTERATIONS - as applied to a building or a structure:

- A. A change or rearrangement in the structural parts or in the existing facilities or an enlargement, whether by extension of a side or by increasing in height or by moving from one location or position to another.
- B. Any other activity that would change the use of the building.
- C. Changes to the appearance of the exterior surface of any improvement.
- D. The addition of a sign or the enlargement of any existing sign upon the premises.

Alteration shall not mean necessary repairs and renovation of an existing structure for the purpose of maintenance.

ALTERNATIVE TOWER STRUCTURE - includes man-made trees, clock towers, bell steeples, flagpoles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or cell towers.

AMUSEMENT ARCADE – any public or quasi-public place or premises wherein five (5) or more amusement machines or devices are maintained, kept, operated or installed.

ANCILLARY FACILITIES - the buildings, cabinets, vaults, closures and equipment required for operation of telecommunication systems including but not limited to repeaters, equipment housing, and ventilation and other mechanical equipment.

ANIMAL HOSPITAL - any building or portion thereof designed or used for the care, observation or treatment of domestic animals.

ANTENNA - any exterior apparatus designed for telephone, radio or

television communications through the sending and/or receiving of electromagnetic waves, digital signals, analog signals, radio frequencies, wireless telecommunications signals or other communications signals. Parabolic dish antennas used for satellite communications shall not be included within this definition.

APPLICANT - the landowner or the agent, optionee, contract purchaser or attorney authorized in writing to act for the landowner submitting an application for development under this Ordinance.

APPLICATION FOR DEVELOPMENT - the application form and all accompanying documents required by this Ordinance for approval of a subdivision plat, site plan, planned development, conditional use, zoning variance or direction for issuance of a permit pursuant to N.J.S.A. 40:55D-34 or N.J.S.A. 40:55D-36 of the Municipal Land Use Law.

APPROVING AUTHORITY - the Camden City Planning Board and the Zoning Board of Adjustment.

ARCADE – a series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery; a series of arches employed for decorative purposes; and a roofed passageway or lane, especially one with slopes on one or both sides.

ARTIST BODY PAINTING AND PHOTOGRAPHIC STUDIO – an establishment or business which provides a service of supplying a human model, which such human model is fully or partially nude of the purpose of photographing, painting, sketching, drawing or otherwise describing or delineating said model in any shape or form.

AS-BUILT PLAN - a survey by a New Jersey licensed land surveyor that indicates improvements on, above, and below the ground after construction pursuant to a final site plan or subdivision approval precedent to the issuance of a Certificate of Occupancy.

ASSISTED LIVING FACILITY - a facility which is licensed by the NJ Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed, for four (4) or more adult persons unrelated to the proprietor. In the context of this definition, "apartment" shall mean a dwelling unit offering at a minimum, one unfurnished room, private bathroom, kitchenette, and a lockable door on the unit entrance.

ASSISTED LIVING UNIT – a unit in an assisted living facility which is licensed by the New Jersey State Department of Health and Senior Services. Such units shall offer, at a minimum, one unfurnished room, a private bathroom, and a lockable door on the unit entrance. “Assisted living” is a level of care between nursing care and independent living and includes a coordinated array of supportive personal and health services, available twenty-four (24) hours per day, to residents who have been assessed to need such services. Assisted living is intended to promote resident self-direction and participation in decisions that emphasize independence, individuality, privacy, dignity, and homelike surroundings.

ATTACHED SIGN – any sign erected, constructed or maintained on a building with the principal support of said sign being the building.

AUTO BODY SHOP - an establishment that repairs and repaints motor vehicles after collisions, fire damage, water damage, or other natural disaster or for the purpose of restoration.

AUTOMOBILE SALES LOT OR BUILDING - a lot or building used for the sale or hire of automotive equipment. This shall be interpreted to include new and used car dealerships and auto accessory sales rooms but not the sale of junked automotive equipment.

AUTOMOBILE SERVICE STATION, GASOLINE STATION, OR MOTOR VEHICLE SERVICE STATION - a structure and surrounding land used for the storage and sale of petroleum fuel primarily to motor vehicles and for accessory uses such as the sale of lubricants, accessories, or supplies, the incidental washing of motor vehicles, and the performing of minor repairs. A service station is not a repair garage, auto body shop, or car wash.

AUTOMOBILE WRECKING - the dismantling by any means of automobiles or other vehicles for salvage or scrap; or the crushing or melting of inoperable vehicles. See Junk Yard.

AWNING – an ancillary lightweight roof-like cover, usually of canvas cantilevered from the façade that is temporary or movable in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements and that may be periodically retracted against the face of the building. An awning may or may not include signage.

AWNING SIGN - a sign which is made part of an awning.

BABYSITTING - an activity provided in an occupied residence in which child care is provided only for a child or children related to the resident care-giver, or only for a child or children of one (1) unrelated family, or only for a combination of such children; not being a *CHILD CARE CENTER* or *FAMILY DAY CARE HOME*. Babysitting is a permitted accessory use in all City residences.

BACK-HAUL NETWORK - the lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.

BALCONY - an unroofed outdoor living area cantilevered from the face of a building on second or higher floors.

BALUSTER - a miniature column or other upright form which in a series supports a handrail.

BANKS, FINANCIAL AND INSURANCE OFFICES - establishments such as banks and savings and loans, credit agencies, investment companies, brokers and dealers of securities and commodities, security and commodity exchanges, insurance agents, lessors, lessees, buyers, sellers, and agents.

BANK, STREAM OR RIVER - that land area immediately adjacent to the bed of a stream or river which is essential to maintaining the integrity thereof.

BASEMENT OR CELLAR - the portion of a building that is partly or entirely below grade, not designed for living quarters or habitable use and having more than one-half (½) of its clear height below the average level of the ground adjoining the building.

BED AND BREAKFAST - a portion of a residential dwelling unit containing sleeping accommodations without individual cooking facilities which are used, let or hired out for compensation for the use of temporary guests. A central dining area may be utilized to furnish breakfast only to the guests.

BEDROOM - shall mean a room planned or used primarily for sleeping.

BELGIAN BLOCK - a type of paving stone used as curbing generally cut in a truncated pyramidal shape, laid with the base of the pyramid down.

BERM - a mound of soil, either natural or constructed, used for one or more of the following purposes: screen, buffer, separator, landscape feature, noise attenuator, dam, or stormwater control.

BICYCLE-COMPATIBLE ROADWAY - a road designed to accommodate the shared use of the roadway by bicycles and motor vehicles.

BICYCLE FACILITIES - a general term denoting improvements and provisions made by public or private agencies to accommodate or encourage bicycling, including parking facilities, maps, all bikeways, and shared roadways not specifically designated for bicycle use.

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 AND PEDESTRIAN PATHWAY - a pathway physically separated from motorized vehicular traffic generally by an open space or barrier and either within the highway right-of-way or within an independent right-of-way or easement.

BICYCLE ROUTE - a segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and informational markers, with or without a specific bicycle route number.



BIKEWAY - any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes, including pedestrians.

BILLBOARD – off-premise object, device, display, sign or structure, or part thereof, displayed outdoors or visible from a public way, which is used to advertise, identify, display, direct or attract attention to an object, person institution, organization, business, product, service, event or location or express a point of view, by any means, including word, letters, figures, design, symbols, advertising flags, fixtures, colors illuminations or projected images. Each substantially different face of a billboard structure shall constitute a separate billboard. Billboards do not include on premises commercial or political signage nor small commercial or non-commercial signs temporarily placed in residential lawns by residents, owners, contractors, realtors or by or on behalf of political candidates or issues.

BILLBOARD AREA – The facing of a billboard, including copy, insignia, background, structural supports, and border and trim. The measurements shall be determined by the smallest rectangle inclusive of all letter and images. The structural supports shall be excluded if they do not constitute a major part of the billboard or if the structure is not used to identify or attract attention to the business or product.

BIO SWALE – landscape element designed to remove silt and pollution from surface runoff water. It consists of a swaled drainage course with gently sloped sides and filled with vegetation, compost and/or riprap. The water's flow path along with the wide and shallow ditch, are designed to maximize the time water spends in the swale, which aids in the trapping of pollutants and silt.

BLOCK - an area bounded by one or more streets or a municipal boundary and of sufficient size to accommodate a lot or lots of minimum size required by this Ordinance.

BOARD – the Planning Board or the Zoning Board of the City of Camden.

BOARDER – a person who is not related to the head of the household and who may or may not pay for the privilege of boarding.

BOARDING, LODGING OR ROOMING HOUSE - a building or part thereof arranged or used for lodging, without shared kitchen facilities, for compensation, monetary or otherwise, and not occupied as a single housekeeping unit.

BOARD OF ADJUSTMENT – the Zoning Board established pursuant to Section 56 of P.L.1975, c.291(c.4055D-1et seq.).

BREAKAWAY WALL - a wall that is not part of the structural support of the building and is intended, through its design and construction, to collapse under specific lateral load forces without causing damage to the elevated portion of the building or supporting foundation system.

BREEZEWAY – a covered passage, one story in height, connecting a main structure to another main structure or to an accessory building or other land uses, i.e. parking spaces.

BRIDGE - shall mean a structure designed to convey motorized/non-motorized vehicles and/or pedestrians over a watercourse, railroad, street or other obstacle or depression.

BUFFER - an area within a property or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or created by the use of trees, shrubs, and/or fences, designed to physically separate or screen one use or property from another so as to visually shield or block noise, lights or other nuisances. No building, structure, parking area, street, sign (except traffic directional signs) or storage of materials shall be permitted in this area.

BUFFER AREA - the area surrounding a telecommunications tower and ancillary facilities which lies between the tower and adjacent lot lines and/or land uses.

BUILDABLE AREA - shall mean that portion of a lot lying between required yards and/or setback lines.

BUILDING – a structure which is designed, built or occupied as a shelter; or roofed enclosure for persons, animals, property or shelter, located on foundations or other supports and used for residential, business, mercantile, storage, commercial, professional, industrial, institutional,

assembly, educational or recreational purposes.

**BUILDING ALTERATIONS, STRUCTURAL** - any change in the supporting members of a building, such as bearing walls, columns, beams or girders, or in the utility system or mechanical equipment of a structure, which materially alters its usability, capacity, or function.

**BUILDING COVERAGE** - the horizontal plan projection taken at grade level of all covered or roofed areas and uncovered porches or decks on a lot, whether permanent or temporary. In computing building area, cornices, eaves, gutters, steps, and balconies are excluded.

**BUILDING HEIGHT** - the vertical distance measured from the mean elevation of the finished grade along the front of the building to the highest point of the roof for flat roofs, to the mean height level (between the eaves and ridge) for gable and hip roofs and to the deck line of mansard roofs. In all cases the building height shall not include chimneys, spires, towers, elevator penthouses, tanks, antennas, air-conditioning equipment, and similar projections, provided however that such projections shall be attractively and appropriately designed and/or shielded.

**BUILDING INSPECTOR** - the Building Inspector of the City of Camden.

**BUILDING LINE** - a line parallel to the street line touching that part of a building closest to the street.

**BUILDING, MAIN OR PRINCIPAL** – a building in which is conducted the main or principal use of the lot on which the building is located.

**BUILDING PERMIT** – a permit required prior to constructing, moving or altering any building or structure, issued in compliance with the New Jersey Uniform Construction Code Act and this Ordinance.

**BUILDING SCALE** – the relationship between the mass of a building and its surroundings including the width of the street, open space, and mass of surrounding buildings.

BULK REGULATIONS - standards and controls that establish the maximum size of building and structures on a lot and the buildable area within which the building may be located, including area, coverage, setback, height, floor area ratio, and yard or other requirements affecting the physical placement of buildings and structures on a lot.

BUS RAPID TRANSIT (BRT) – a mode of public transportation that combines the quality of rail transit and the flexibility of buses. It can operate on exclusive transitways, high occupancy vehicles (HOV) lanes, expressways or ordinary streets. A BRT system combines intelligent transportation systems technology, priority for transit, rapid and convenient fare collection and integration with a local and regional land use policy in order to substantially upgrade bus system performance.

BUS STOP SHELTER/TRANSIT SHELTER – a small roofed structure having from one (1) to three (3) walls located near a street and designated primarily for the protection and convenience of passengers.

BUSINESS SERVICES - establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to printing, copying, computer services, publishing, binding, photo finishing, and personal supply services.

CALIPER - the diameter of a tree trunk measured in inches at a point six (6) inches above ground natural grade. For tree surveying, the diameter of a tree trunk shall measure four and one-half (4½) feet above natural grade.

CAMDEN HISTORIC SURVEY - the publication of the City Division of Planning and Zoning, as amended, which identifies historic and potentially eligible historic structures and districts. Those properties specifically designated by City Council as historic structures or historic districts are listed in Appendix A of the Camden Historic Survey.

CAMPER - any of the following:

- A. A self-propelled, vehicular structure built as one unit on a chassis and designed for temporary living for travel, recreation, vacation or other short-term uses which may contain cooking, sleeping, and sanitary facilities.

- B. An immobile structure containing cooking and sleeping facilities for travel, recreation, vacation or other short-term uses and designed to be attached to the body of another vehicle for transporting from one location to another.
- C. A portable, vehicular structure built on a chassis, designed for camping, the body of which is basically rectangular with a flat top not more than four (4) feet above the surface of the ground. The camper is designed to have a temporary tent erected above the four (4) foot level for camping activities.
- D. A portable structure built on a chassis designed for towing and as temporary dwelling for travel, recreation, vacation and other short-term uses and having an outside body width not exceeding eight (8) feet and a length not exceeding thirty (30) feet, and which may contain cooking, sleeping and sanitary facilities.

CANOPY - an ornamental and sheltering roof like structure.

CAPITAL IMPROVEMENT - means a governmental acquisition of real property or major construction project.

CAR WASH - any building or premises or portions thereof used for the automated washing of automobiles, light trucks and vans for compensation.

CARPORT - a covered roof extending from the exterior building wall which allows a vehicle to park underneath.

CARRIER - a company that provides wireless services.

CARTWAY - shall mean the hard or paved surface portion of a street customarily used for vehicles in the regular course of travel. Where there are curbs, the cartway is that portion between the curbs. Where there are no curbs, the cartway is that portion of the paved or graded width.

CEMETERY - a use of land for the burial of the dead.

CERTIFICATE OF APPROPRIATENESS - the certificate issued by the Planning Board that is required prior to rehabilitation, restoration,

renovation, alteration, demolition or new construction undertaken within an historic district or historic structure.

CERTIFICATE OF OCCUPANCY - a statement signed by the Construction Official, setting forth that a particular lot or a particular structure may lawfully be occupied for a specific use or uses.

CERTIFICATION, SOIL EROSION - written endorsement by the City Engineer of a plan for soil erosion and sediment control which indicates that the plan meets the standards established by the Standards for Soil Erosion and Sediment Control in New Jersey as promulgated by the State Soil Conservation Commission (N.J.S.A. 4:24-39 et seq.).

CERTIFIED MASSAGE PRACTITIONER – any person educated and trained to perform therapeutic massage for bona fide purposes

CHANGEABLE COPY - information which relates to changing events and/or messages relating to the structure and use to which a sign relates.

CHILD CARE CENTER - any facility which is maintained for the care, development and supervision of six (6) or more children under the age of six (6) who attend the facility for less than twelve (12) hours a day and which offers such programs as day care center, drop-in centers, recreation-type centers sponsored and operated by a County or municipal government, centers serving mildly sick children, centers that had not been licensed by the NJ Department of Human Services prior to the enactment of the Child Care Center Licensing Act of 1984, day nursery schools, play schools, cooperative child centers, centers for children with special needs, infant-toddler programs, employment related centers, and/or kindergartens that are not an integral part of a private educational institution or system offering elementary education in grades kindergarten through sixth. A Child Care Center shall not offer programs operated by a public or private day school of elementary and/or high school grade, special activity programs for children, youth camps, and/or religious classes.

CIRCULATION - means systems, structures and physical improvements for the movement of people, goods, water, air, sewage or power by such means as streets, highways, railways, waterways, towers, airways, pipes and conduits, and the handling of people and goods by such means as

terminals, stations, warehouses, and other storage buildings or transshipment points.

CIVIC – The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit and municipal parking.

CIVIC BUILDING – a building designed specifically for a civic function.

CIVIC SPACE – An outdoor area dedicated for public use. Civic space types are defined by the combination of certain physical constraints including the relationship between their intended use, their size, their landscaping and the building(s) defining the space.

CLAPBOARD - a board that is thin on one edge and thicker on the other, to facilitate overlapping horizontally to form a weatherproof exterior wall surface.

CLEAR CUTTING – the removal of all standing trees on a lot or a portion of a lot.

CLEAR SIGHT TRIANGLE – the triangle formed by the point of intersection of the right-of-way lines of two (2) intersecting streets and the points on each of the intersecting right-of-way lines at a given distance from the point of intersection.

CLUB, OUTDOOR - a private organization principally for the enjoyment of outdoor recreation such as tennis, swimming, hiking and fishing. Accessory facilities may be included if clearly subordinate to the outdoor use such as covered tennis courts fewer in number than open courts, year-round pools, lockers and incidental eating and social functions.

CLUB, SOCIAL OR FRATERNAL – a private organization for social purposes in which the principal use is in enclosed buildings and limited outdoor sports are involved.

COAH – the New Jersey Council on Affordable Housing.

CO-LOCATION - when two or more receiving and/or transmitting facilities are placed together in the same location or on the same antenna support structure.

COLONNADE – a roof or building structure, extending over the sidewalk, open to the street and sidewalk except for supporting columns or piers.

COMMERCIAL INSTRUCTIONAL ACTIVITIES – Any educational or recreational programs or activities involving team or individual instruction that is conducted in a commercial structure and related to children or adults, including but not limited to: dance, musical instruments, singing, cooking, karate or other sports.

COMMERCIAL RECREATION FACILITIES – within enclosed structures, including but not limited to indoor tennis or racquetball courts, health spas, and similar facilities.

COMMERCIAL VEHICLES – trucks, buses, sedan delivery vehicles, station wagons with advertising matter on the sides or any other commercially used vehicle except a passenger car with no advertising matter exposed to view.

COMMON OPEN SPACE - shall mean an open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.

COMMON OR PARTY WALL – a vertical wall and/or horizontal separation forming a structural part of two (2) buildings or of two (2) separately owned and/or rented units in the same building.

COMMON OWNERSHIP – ownership of two (2) or more contiguous parcels of real property by the same person or persons.

COMMUNITY CENTER - a building to be used as a place of meeting, recreation, or social activity.

COMMUNITY FACILITIES – buildings, structures, recreational devices, service systems and other facilities generally available to and/or operated for the benefit of residents, including but not limited to swimming pools, tennis courts, building entries and passageways, roads, drainage



systems, pedestrian and bicycle pathways, sewage treatment plants and other facilities (municipal buildings or schools).

COMMUNITY GARDEN – a parcel of land used for the growing of vegetables, flowers, etc. used for human consumption but not for commercial purposes. The garden area may include but not be limited to a greenhouse, a small accessory storage building, benches, a watering system and fencing.

COMMUNITY RESIDENCE FOR THE DEVELOPMENTALLY DISABLED shall mean any community residential facility licensed pursuant to P.L. 1977 c. 448 (C. 30:11B-1 et seq.) providing food, shelter and personal guidance, under such supervision as required, to not more than six (6) developmentally disabled or mentally ill persons, who require assistance, temporarily or permanently, in order to live in the community, and shall include, but not be limited to: group homes, half-way houses, intermediate care facilities, supervised apartment living arrangements, and hostels. Such a residence shall not be considered a health care facility, within the meaning of the “Health Care Facilities Planning Act” (P.L. 1971, c. 136; N.J.S.A. 26:2H-1 et seq.). In the case of such a community residence housing mentally ill persons, such residence shall have been approved for a purchase of service contract or an affiliation agreement pursuant to such procedures as shall be established by regulation of the Division of Mental Health and Hospitals of the Department of Human Services. As used in this act, “developmentally disabled person” means a person who is developmentally disabled as defined in Section 2 of P.L. 1977, c. 448 (N.J.S.A. 30:11B-2), and “mentally ill person” means a person who is afflicted with a mental illness as defined in N.J.S.A. 30:4-23, but shall not include a person who has been committed after having been found not guilty of a criminal offense by reason of insanity or having been found unfit to be tried on a criminal charge.

COMMUNITY RESIDENCE FOR THE TERMINALLY ILL – any community residential facility operated as a hospice program providing food, shelter, personal guidance and health care services, under such supervision as required, to not more than fifteen (15) terminally ill persons.

COMMUNITY SHELTER FOR VICTIMS OF DOMESTIC VIOLENCE – any shelter approved for a purchase of a service contract and certified pursuant to standards and procedures established by regulation of the

Department of Human Services pursuant to P.L. 179, c. 337 (N.J.S.A. 30-40-1-14) providing food, shelter, medical care, legal assistance, personal guidance, and other services to not more than fifteen (15) persons who have been victims of domestic violence, including any children of such victims, who temporarily require shelter and assistance in order to protect their physical or psychological welfare.

COMPLETE APPLICATION - an application for development shall be complete for purposes of commencing the applicable time period for action by the appropriate board. In the event the application is not certified to be complete within forty five (45) days of the date of its submission, the application shall be deemed complete upon the expiration of the forty five (45) day period for purposes of commencing the applicable time period for action by the Planning Board or Zoning Board of Adjustment unless: (a) the application lacks information indicated on a checklist adopted by Ordinance and provided to the applicant; and (b) the Zoning Officer/Administrative Officer has notified the applicant, in writing, of the deficiencies in the application within forty five (45) days of the submission of the application. The applicant may request that one (1) or more of the submission requirements be waived. The appropriate Board may subsequently require correction of any information found to be in error and submission of additional information not specified in the Ordinance or any revisions in the accompanying documents, as are reasonably necessary to make an informed decision as to whether the requirements necessary for approval of the application have been met. The application shall not be deemed incomplete for lack of such additional information or any revision in the accompanying documents so required by the Planning Board or Zoning Board of Adjustment.

CONCEPT PLAN - a preliminary presentation and attendant documentation of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion and classification.

CONDITIONAL USE - a use permitted in a particular zoning district only upon a showing that such use in a specified location will comply with the conditions and standards for the location or operation of such use as specified in this Ordinance and upon issuance of authorization by the Planning Board. Any applications seeking exceptions to the conditions and standards shall be considered as an application for a Use Variance.

CONFORMING LOT – a parcel, plot or area of land abutting a public street complying with the minimum requirements of N.J.S.A. 40:55D-35, exclusive of any area within such public street, whose area is sufficient to provide the yard, space and setback requirements and the minimum area requirement for the zone district in which it is located and complying with all other minimum requirements for said district, as required by this Ordinance.

CONGREGATE CARE FACILITY - a part of a continuing care retirement community with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and other similar support services for residents.

CONSERVATION EASEMENT - shall mean an easement in favor of the City for the purpose of preserving open space, buffers and/or the natural, scenic, aesthetic, or historic value of land and precluding any building on the premises.

CONSTRUCTION – means any site preparation, assembly, erection, repair or similar action, including demolition of buildings or structures.

CONSTRUCTION OFFICIAL - shall mean the municipal official specified in the building code and designated as such by the City Council responsible for the enforcement of the State Uniform Construction Code.

CONTIGUOUS PARCEL - shall mean tracts of land which share a common boundary.

CONTINUING CARE RETIREMENT COMMUNITY - an age-restricted development that provides a continuum of accommodations and care, from independent living to long-term bed care and which enters into contracts to provide lifelong care in exchange for the payment of monthly fees plus an entrance fee in excess of one (1) year of monthly fees conforming to N.J.S.A. 52-27D-330 et seq.

CORNER LOT - a lot fronting on two (2) streets or other public way at their intersection.

CORNICE - the exterior trim of a structure at the meeting of the roof and wall, usually consisting of bed molding, soffit, fascia and crown molding.

COURT – an open, unoccupied space bounded on more than two (2) sides by the walls of the building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court having one (1) side open to a street, alley, yard, or other permanently open space.

CONSTRUCTION TRAILER - any wheeled or formerly wheeled vehicle designated for transport upon roads or highways under its own motive power or under motive power other than its own and used or intended to be used in connection with construction or development for the storage of materials, tools or equipment, or for office purposes. The meaning of "construction trailer" shall be deemed not to include mobile homes or recreation vehicles.

CONVENIENCE STORE - a freestanding retail store offering primarily packaged groceries and offering token selections of a wide variety of sundries.

CONVENTIONAL DEVELOPMENT - development other than planned development.

COUNTY MASTER PLAN - means a composite of the master plan for the physical development of the County in which the municipality is located, with the accompanying maps, plats, charts and descriptive and explanatory matter adopted by the County Planning Board pursuant to R.S. 40:27-2 and R.S. 40:27-4.

COUNTY PLANNING BOARD - means the County Planning Board, as defined in section 1 of P.L. 1968, c. 285 (C. 40:27-6.1), of the County in which the land or development is located.

COVERAGE, BUILDING - shall mean the square footage or other area measurement by which all buildings occupy a lot as measured in a horizontal plane around the periphery of the foundation and including the area under any roof extending more than two (2) feet beyond the foundation.

COMMUNITY RESIDENCE FOR PERSONS WITH HEAD INJURIES - a community residential facility licensed pursuant to P.L. 8197, c. 448 (C.30:11B-1, et seq.) providing food, shelter and personal guidance, under such supervision as required, to not more than fifteen (15) persons

with head injuries, who require assistance, temporarily or permanently, in order to live in the community, and shall include, but not be limited to: group homes, halfway houses, supervised apartment living arrangements and hospitals. Such a residence shall not be considered a health care facility within the meaning of the "Health Care Facilities Planning Act," P.L. 9171, c. 136 (C.26:2H-1, et seq.). The term "person with head injury" means a person who has sustained an injury, illness or traumatic changes to the skull, the brain contents or its coverings which results in a temporary or permanent physiobiological decrease of mental, cognitive, behavioral, social or physical functioning which causes partial or total disability.

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 structure.

DAMS AND EMBANKMENTS - artificial dikes, levees, or other barriers, with appurtenances, for the purpose of impounding or retaining water.

DAYS - calendar days.

DECORATIVE PAVING – paving that is made up of solid, precise, modular units, stamped concrete, seeded concrete, colored concrete or any combination of the above.

DEDICATION - a conveyance or offer of conveyance of property to public use, which precludes the owner or any successor in interest from asserting any right of ownership inconsistent with the use for which the property is dedicated, until acceptance of the offer is acknowledged by the City of Camden or other public entity.

DEMOLITION - shall mean the partial or total razing or destruction of any landmark or of any improvement within a Historic District.

DESIGN STANDARDS - regulations that set forth specific improvement requirements.

DEMOLITION BY NEGLIGENCE - the absence of routine maintenance and repair which can lead to a building or structure's weakness, decay and deterioration resulting in its demolition.

DENSITY, GROSS - the permitted number of dwelling units per gross acre of land to be developed.

DENSITY, NET - the total number of dwelling units per unit of land excluding all areas designated as common open space, streets, easements, water areas and wetlands.

DESIGN STANDARDS - regulations that set forth specific improvement requirements.

DETENTION BASIN - a man-made or natural water collector facility designed to collect surface or subsurface water in order to impede its flow and to release collected water gradually at a rate not greater than that existing prior to the development of the property, into natural or man-made outlets.

DEVELOPER - the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase or other person having an enforceable proprietary interest in such land.

DEVELOPMENT - the division of a parcel of land into two (2) or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any excavation or landfill, mining, dredging, filling, grading, paving, drilling, and any other uses or change in the use of any building or other structure, or land or extension of use of land for which permission may be required pursuant to this Ordinance and N.J.S.A. 40:55D-1 et. seq.

DEVELOPMENT FEES – money paid by an individual, person, partnership, association, company or corporation for the improvement of property as permitted in New Jersey Council on Affordable Housing (COAH) rules or by others.

DEVELOPMENT REGULATION – a zoning ordinance, land subdivision and site plan ordinance, official map ordinance or other municipal regulation of the use and development of land, or amendment thereto adopted and filed pursuant to the New Jersey Municipal Land Use Law.

DEVELOPMENT SCHEDULE – a construction schedule and plan showing the year in which each portion of a development shall be constructed.

DIRECT GLARE SOURCE – any direct glare source visible from a height above five (5) feet at the subject property line.

DISTRICT – the part of the City to which certain uniform regulations of this Ordinance apply as a separate zone district.

DOUBLE-HUNG WINDOW - a window having two (2) vertical sliding sashes, each closing a different part of the window.

DOUBLE-STACKED – an arrangement of parking stalls where two rows of spaces immediately abut each other and ingress/egress occurs on the exterior side of each two-space pair.

DORMER – a projecting vertical structure on the slope of a roof, which provides light and headroom to the interior space.

DRAINAGE - shall mean the removal of surface water or groundwater from the land by drains, grading or other means such as retention or detention basins, including control of runoff to minimize erosion and sedimentation during and after construction or development and means necessary for water supply preservation or prevention or alleviation of flooding.

DRAINAGE AND UTILITY RIGHT-OF-WAY - shall mean the lands required for the installation and maintenance of stormwater and sanitary sewers, water pipes or drainage ditches and other utilities, or lands required along a natural stream or water course for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage, erosion and sedimentation.

DRIP LINE – a limiting line established by a series of perpendicular drop points marking the maximum radius of the crown of an existing tree, but not less than six (6) feet from the trunk, whichever is greater, and within which no construction or disturbance shall occur.

DRIVE-THROUGH-FACILITY - a facility associated with a use that, by design, physical facilities, service or by packaging procedures,

encourages or permits customers to receive services and obtain goods while remaining in their motor vehicles.

DRIVEWAY - a paved or unpaved area used for ingress or egress of vehicles and allowing access from a street to a building or other structure or facility.

DRUG PARAPHERNALIA STORE - an establishment which has as a portion of its stock-in-trade any type of syringe, needle, eye dropper, spoon, pipe, testing kit, rolling paper or other paraphernalia or appliances designed for or ordinarily used in smoking, testing, weighing, measuring, injecting, cooking or sniffing marijuana, cocaine, opium, hashish or other controlled dangerous substances as defined by N.J.S.A. 24:21-1 et seq.

DUMP - land used for the disposal of garbage, sewage, sludge, trash, construction debris, discarded appliances, machinery, vehicles, or parts thereof, or waste material of any kind.

DWELLING - shall mean any permanent building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons. Dwellings may include but shall not be limited to the following types:

- A. DWELLING, SINGLE-FAMILY - a freestanding detached building on one (1) lot or within a lot held in common ownership, serving one family.
- B. DWELLING, TWO-FAMILY TWIN - a freestanding detached building on one (1) lot, or within a lot held in common ownership serving two (2) families, with private exterior entrances to each dwelling.
- C. DWELLING, SEMI-DETACHED - a freestanding detached building on one (1) lot, or within a lot held in common ownership serving up to four (4) families, with private exterior entrances to each dwelling and in general, having the exterior appearance of a single-family dwelling (i.e., duplex, triplex or quadplex dwelling types).
- D. DWELLING, MULTI-FAMILY – a building or portion thereof used or designed as a residence for three (3) or more dwelling units



including apartments.

- E. DWELLING, PATIO HOME - a building which contains one (1) to four (4) attached single-family dwelling units; each dwelling unit having as a major design feature an outdoor living space, contiguous to and structurally contained by that dwelling unit, and which is joined to other similar units which have blank walls with no windows facing the patio of the adjoining dwelling unit.
- F. DWELLING, ZERO LOT LINE - a freestanding detached building on one (1) lot or within a lot held in common ownership, serving one (1) family with one (1) wall of the building located on a side property line, including atrium houses. Side, rear, or front yards may be enclosed to form common walled, open courtyards, or patios for each dwelling.
- G. DWELLING, TOWNHOUSE - a building containing at least three (3) connected dwelling units divided by common party walls, with private entrances to each dwelling. For purposes of this Ordinance, "townhouse" may include dwelling units with simple, condominium or cooperative ownership or any combination thereof.
- H. DWELLING, APARTMENT - three (3) or more units located within a single building, with an entrance to each dwelling by direct access from the outside or through a common hall. Apartments may include buildings in cooperative or condominium ownership.

DWELLING UNIT - a group of interrelated rooms or structures, intended or designed for non-transient residential use of one (1) family; separated from other dwelling units by lockable doors; having access to the outside without crossing another dwelling; and, having living and sleeping facilities, cooking facilities, fixed or portable, and complete sanitary facilities for the exclusive use of the occupants thereof.

EASEMENT - a right to use the real property of another created by deed or other legal means, for the benefit of private persons or the public, for one (1) or more specific purposes.

EASEMENT, CROSS ACCESS - a portion of a property which is permanently reserved for the purpose of enabling vehicular and/or non vehicular access between adjoining properties and may be either

improved or unimproved.

EASEMENT, SIGHT - an easement that establishes a clear sight triangle.

EAVE - the projecting lower edges of a roof overhanging the wall of a building.

EDUCATIONAL or RESEARCH INSTITUTIONS - a corporate or non-profit organization involving scientific investigation, engineering study, product development, or educational activities.

EIGHTY-FIVE (85) DEGREE FULL CUT-OFF TYPE FIXTURE – light fixtures that do not allow light to escape above an 85-degree angle measured from a vertical line from the center of the lamp extended to the ground.

ELDER-CARE CENTER – a building or space in a building and grounds used for the daycare of senior citizens. It does provide normal daily health-related care, i.e., medication administration, but not nursing care and services and does not preclude services like flu shots.

EMERGENCY WORK – any work or action necessary to deliver essential public services including, but not limited to, repairing water, gas, electricity, telephone, sewer facilities, or public transportation facilities, removing fallen trees on public rights-of-way, dredging navigational waterways, or abating life-threatening conditions.

ELEEMOSYNARY or PHILANTHROPIC INSTITUTIONS - a private or public organization that is organized and operated for the purpose of providing a service or carrying on a trade or business without profit.

ELEVATED BUILDING - a non-basement building which is built, in the case of a building in an area of special flood hazard, to have the top of the elevated floor or, in the case of a building in a coastal high-hazard area, to have the bottom of the lowest horizontal structural member of the elevated floor elevated above the ground level by means of piling, columns, (posts or piers) or shear walls parallel to the flow of the water and which is adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In an area of special flood hazard, "elevated building" also includes a building

elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters. In areas of coastal high hazard, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls.

ENVIRONMENTAL COMMISSION - a municipal advisory body created by the City Council to advise the Planning Board and Zoning Board of Adjustment.

ENVIRONMENTAL IMPACT REPORT - a description and analysis of all possible direct and indirect effects that development will have on residents and the site itself as well as adjacent and noncontiguous areas.

EQUALIZED ASSESSED VALUE – the value of a property determined by the City Tax Assessor through a process designed to ensure that all property in the City is assessed at the same assessment ratio or ratios required by law. Estimates at the time of building permit may be obtained utilizing estimates for construction cost. Final equalized assessed value will be determined at project completion by the City Tax Assessor.

ERECT - to build, construct, attach, place, suspend or affix and shall also include the painting of wall signs and the painting of signs or displays on the exterior surface of a building, structure or natural surface.

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

ESCROW - a deed, bond, money, or a piece of property held by a third person to be delivered to him or her to the grantee only upon fulfillment of a condition or upon the grantor's failure to fulfill a condition.

EVALUTION – a written statement, documented by maps and charts as appropriate, examining, discussing and evaluating the impacts of a particular aspect of a proposed development. An “evaluation,” in this context, shall include a comparison of the development and its impacts, as appropriate, to applicable standards set forth in this Ordinance. If no standards in this Ordinance are applicable to the particular aspect which is the subject of the evaluation, then generally accepted standards shall apply.

ESTABLISHMENT - shall mean one place of business, or one permanent usage.

EXCAVATION OR CUT - any act, by which soil or rock is cut into, dug, quarried, uncovered, removed, displaced or relocated. The process of digging out and removing, or exposing to view by digging out, land below its natural pre-development condition.

EXTERIOR OF A STRUCTURE - those exterior surfaces of a structure or improvement which face upon a public street or right-of-way, excluding alleys, alleyways or other public easements.

EXTERNALLY LIGHTED - any sign whose sole source of artificial illumination is outside the display portion of the sign.

FAA - the Federal Aviation Administration.

FACADE - the face of a building, usually the front.

FACADE SIGN - any sign attached to or painted on a building.

FALL ZONE - the area on the ground within a prescribed radius from the base of a wireless telecommunications tower. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) or collapsing material.

FAMILY - one or more individuals not necessarily related by blood, marriage, adoption or guardianship, living together in a dwelling unit as a single housekeeping unit, including shared bathroom and kitchen facilities, and also may include other shared living space. Such occupancy is distinguished from a boarding, lodging or rooming house type of occupancy dwelling unit.

FAMILY DAY CARE HOME - a private residence which qualifies as a family day care home pursuant to the "Family Day Care Provider Registration Act," P.L. 1987 c.27 (C.30:5B-16 et seq.); and as further defined as a private residence in which child care services are provided for a fee to not less than three (3) and no more than five (5) children at any one time for no less than fifteen (15) hours per week. Refer to N.J.S.A. 40:55D-66.5b for further information on family day care homes.

FARM MARKET - a permanent enclosed building typically operated year round where products primarily grown or produced on the farm where it is located are sold.

FCC - the Federal Communications Commission.

FENCE - an artificially constructed barrier of wood, brick, stone, wire, metal, or any other manufactured material or combination of materials used as a boundary or means of protection, confinement or concealment. Masonry fences are prohibited unless they are utilized to retain earth.

FENESTRATION – windows and other openings on a building façade.

FILLING - the deposit of any material that would raise the elevation of land above pre-development conditions.

FINAL APPROVAL - the official action of the Planning Board taken on a preliminarily approved major subdivision or site plan, after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed or guarantees properly posted for their completion, or approval conditioned upon the posting of such guarantees.

FINAL PLAT - the final map of all or a portion of the subdivision which is presented to the Planning Board for final approval in accordance with these regulations and which, if approved, shall be filed with the proper County Recording Officer.

FINIAL - a decorative terminal form at the top of a spire, gable or other point of relative height.

FLOODPLAIN - shall mean the relatively flat area or low lands adjoining the channel of a river, stream, watercourse, canal, or any body of standing water, which has been or may be covered by flood water.

FLOOD INSURANCE RATE MAP (FIRM) - the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY - the official report provided in which the

Federal Insurance Administration has provided flood profiles, as well as the Flood Boundary - Floodway Map and the water surface elevation on the base flood.

FLOOD or FLOODING - a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOODWAY - the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than two-tenths (0.2) of a foot.

FLOODWAY FRINGE AREA OR 100 YEAR FLOOD ZONE - an area which is outside the floodway and is flooded with an average frequency of one or more times in each 100 years as determined by the Federal Emergency Management Agency (FEMA) and Flood Insurance Rate Maps (FIRM).

FLOOD HAZARD AREA - the floodway and the flood fringe area of a delineated stream.

FLOOD HAZARD DESIGN ELEVATION - the elevation of the Flood Hazard Area Design Flood.

FLOOD HAZARD AREA DESIGN FLOOD - the one hundred (100) year storm in non-delineated areas and the one hundred (100) year storm plus twenty-five percent (25%) in delineated areas.

FLOOR AREA – the area of all floors computed by using the dimensions of the outside walls of each floor of a building or from the centerline of a wall separating two (2) buildings, but not including cellars, porches, balconies, patios, terraces, breezeways, carports, verandas and garages or any space where the floor-to-ceiling height is less than six and one-half (6½) feet, except that enclosed porches and patios which are heated and used year-round may be counted in computing the floor area, provided that the walls, ceilings, foundation, etc., are the same as required for the remaining structure.

FLOOR AREA RATIO – the sum of the area of all of the floors of the building or structures compared to the total area of the site.

FOOTCANDLE – a unit of illuminance on a surface one (1) foot square in area onto which there is a uniform flux of one (1) lumen. Measured by a light meter.

FREESTANDING SIGN - any sign attached to a structure, where the sole purpose of such structure is to support the sign.

FRIEZE - a richly ornamented vertical band occurring just under a cornice.

FRONTAGE - the distance between property lines of any property, measured along the right-of-way of the street.

FULL CUT OFF LIGHT FIXTURE – a light fixture with cutoff optics that allows no light emissions above a vertical cutoff angle of ninety (90) degrees and a maximum of ten percent (10%) of numeric value of the lamp lumen output radiates over an eighty (80) degree angle above nadir (straight down at perfect vertical) through the light fixtures lowest light emitting part when mounting height is sixteen (16) feet or less. Any structural part of the light fixture providing this cutoff angle must be permanently affixed. No direct up light.

FUNCTIONAL SIGN - directional, information or public service signs, such as signs which provide information to motorists and pedestrians, indicating locations of rest rooms, telephones or similar facilities of public convenience, and signs located on mechanical dispensing equipment that identifies its product.

FUNCTIONALLY EQUIVALENT SERVICES - Cellular Radio, Personal Communication Service (PCS), Enhanced Specialized Mobile Radio, Specialized Mobile Radio and Paging, Commercial Land Mobile Radio and additional emerging technologies.

FUNERAL HOME - a building used for the preparation of the deceased for burial and the display of the deceased and rituals connected therewith before burial or cremation, licensed by the State of New Jersey for such purpose.

FURNITURE AND HOME FURNISHINGS - a commercial establishment

for the retail sales of furniture and home furnishings including, but not limited to, window treatments, light fixtures, and wallpaper. Home furnishings shall not include flooring materials (including carpets) and/or large appliances such as televisions, stereo systems, washing machines and clothes dryers.

GABLE – the part of the end wall of a building between the eaves and a pitched or gambrel roof. The gable orientation shows the vertical triangular plane rather than the slope side of the roof. A gable facing towards a frontage individualizes a building more strongly than its alignment parallel to a frontage.

GARDEN CENTER - an establishment for retail sales of live plant material, fertilizers, pesticides, landscape materials, plant containers, seasonal sales of flowers, produce and holiday items, including Christmas trees both live and artificial, lawn ornaments, garden furniture and similar material.

GARAGE, PRIVATE - a structure that is accessory to a residential building and that is used for the parking and storage of vehicles owned and operated by the residents thereof and that is not a separate commercial enterprise available to the general public.

GARAGE, PUBLIC OR COMMERCIAL - any garage not included within the definition of a "private garage."

GASOLINE STATION – a retail place of business engaged primarily in the sale of motor fuels but also in supplying goods and services generally required in the operation and maintenance of automotive vehicles and the fulfilling of motorist needs. Major automotive repairs, painting and body and fender work are excluded.

GENERAL DEVELOPMENT PLAN - a comprehensive plan for the development of a planned development pursuant to N.J.S.A. 40:55D-45.2.

GLARE – the sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort or the loss of visual performance and visibility.



GOLF COURSE - a tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards that may include a clubhouse, dining and refreshment facilities, driving ranges and miniature golf courses as accessory uses.

GOVERNING BODY - The City Council of the City of Camden.

GRADE - shall mean the slope of a road, path, driveway, swale or other surface, or the average finished ground elevation adjoining a building at project completion.

GRADE LEVEL - the lowest point of elevation of the finished surface of the ground where the sign support structure meets the ground.

GREEN BUILDING OR GREEN DESIGN – building design that yields environmental benefits, such as savings in energy, building materials, and water consumption, or reduced waste generation.

GREENWAYS - corridors where recreation and conservation are among the primary values. They are fingers of green which link people and resources. They may be in public or private ownership. Greenways connect new and existing recreation and conservation areas such as parks and waterfront open space. They serve as trail networks for jogging, bicycling, walking, and hiking. These breaks in development also provide homes for wildlife and preserve riparian vegetation. Greenways assist with sediment and erosion control, nutrient and pollutant removal, stream and river temperature control, and groundwater recharge. Greenways vary in width from a minimum of fifty (50) feet to areas several hundred feet in width.

GROUND COVER - low-growing plants or sod that in time form a dense mat covering the area in which they are planted preventing soil from being blown or washed away and the growth of unwanted plants.

GROUP HOME - any single-family dwelling used in the placement of children pursuant to law recognized as a group home by the New Jersey Department of Institutions and Agencies in accordance with rules and regulations adopted by the Commissioner of Institutions and Agencies, provided, however, that no group home shall contain more than twelve (12) children.

GUYED TOWER - a tower that is supported or braced through the use of cables (guy wires) that are permanently anchored.

HEIGHT, TOWER - when referring to a tower, the vertical distance measured from the lowest finished grade at the base of the tower to the highest point on the tower, even if said highest point is an antenna.

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

HELISTOP - a heliport, but without auxiliary facilities such as parking, waiting room, fueling, and maintenance equipment.

HISTORIC BUILDING - any building or structure which is historically or architecturally significant.

HISTORIC DISTRICT - shall mean a geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects which viewed collectively:

- A. Represent a significant period(s) in the development of the City; or
- B. Have a distinctive character resulting from their architectural style; or
- C. Because of their distinctive character can readily be viewed as an area or neighborhood district from surrounding portions of the City.

HISTORIC RESOURCES - resources within a historic district shall be classified as either contributing, non-contributing, or key-contributing, which are defined as:

- A. CONTRIBUTING - shall mean any buildings, structures, sites, or objects which are integral components of the historic district either because they date from a time period for which the district is significant or because they represent an architectural type, period, or method for which the district is significant.

- B. NON-CONTRIBUTING - shall mean any buildings, structures, sites, or objects which are not integral components of the historic district because they neither date from a time period for which the district is significant nor represent an architectural type, period, or method of construction for which the district is significant.
- C. KEY-CONTRIBUTING - shall mean any building or buildings which because of their historic significance and/or architectural quality are vital to the interpretation of the historic district in which they are located.

HISTORIC SITES OR STRUCTURE - shall mean any buildings, structures, sites, objects, or districts which possess integrity of location, design, setting, materials, workmanship, and association or which may be likely to yield information about history or pre-history, and which have been determined, pursuant to the terms of this ordinance, to be:

- A. Of particular historic significance to the City of Camden reflecting or exemplifying the broad cultural, political, economic, or social history of the nation, State, or community; or
- B. Associated with the historic personages important in national, State, or local history; or
- C. The site of a historic event which had a significant effect on the development of the nation, State, or community; or
- D. An embodiment of the distinctive characteristics of a type, period, method of construction, architecture or engineering; or
- E. Representative of the work of an important builder, designer, artist, or architect; or
- F. Significant for containing elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- G. Able or likely to yield information important in prehistory or history.

HISTORIC PRESERVATION COMMISSION - shall mean the body which, for the purposes of the Ordinance, acts as the historic preservation commission as cited in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et

seq.

HISTORIC RESTORATION - restoring a building to its period of greatest historic significance.

HOME CENTER - a retail establishment wherein a diverse variety of products for the home are offered within the confines of a single building and enclosed exterior space with appropriate screening. Such products include, but are not limited to, appliances, tools, lumber, flooring materials (including carpets), plants and garden products, electrical and plumbing supplies, paints and lighting fixtures.

HOME OCCUPATION - any indoor activity carried out by a resident for financial gain in a dwelling unit or in an accessory building which is clearly incidental and secondary to the use of the dwelling for residential purposes.

HOMEOWNERS ASSOCIATION - an organization operating in a development under recorded agreements through which each lot owner shall be a member and each dwelling unit is subject to a charge for a proportionate share of the expenses for the organization's activities and maintenance, including any maintenance costs levied against the association by the City in accordance with N.J.S.A. 40:55D-43.

HOTEL, MOTEL, OR EXTENDED FAMILY STAY FACILITY - a building or group of buildings consisting of individual sleeping units designed for transient travelers and not for permanent residence; which may include conference and meeting facilities and restaurants.

HOUSES OF WORSHIP – a building used for public worship by a congregation, excluding buildings used for residential, educational, burial, recreational or other uses not normally associated with worship.

IESNA – Illuminating Engineering Society of North America. An organization that provides standards for the lighting industry.

IMPERVIOUS SURFACE – the square footage or other area measurement by which all buildings and impervious surfaces cover a lot as measured in a horizontal plane to the limits of the impervious area(s), such as surface areas, walkways, patios and plazas. All parking spaces

and lots, buildings, roads, driveways, walkways, tennis courts, patios, decks and any other structure or on-site material or ground condition that does not permit the natural absorption of water shall be included in the computation of improvement coverage. All surfaced parking areas and driveways, all required parking areas which are permitted to remain un-surfaced and all gravel and packed stone areas and landscape areas lined with weed-inhibiting plastic sheeting shall be included in the computation of impervious coverage. In addition, other areas determined by the City Engineer to be impervious within the meaning of this definition shall also be considered as an “impervious surface”.

IMPROVEMENT – any structure or part thereof constructed or installed upon real property by human endeavor and intended to be kept at the location of such construction or installation for a period of not less than sixty (60) consecutive days.

IMPULSIVE SOUND – means either a single pressure peak or a single burst (multiple pressure peaks) that has a duration of less than one (1) second.

INCOMPATIBLE - a building or portion thereof which is unsuitable for use because it does not relate to or exist harmoniously with adjacent surfaces or the building character.

INDEPENDENT LIVING UNIT – a self-contained unit for an older adult or adults who are capable of caring for themselves but for whom dining, social and health related services are provided within the community through contractual arrangements with the owner/manager, either as a complete package or on an a-la-carte basis.

INSTITUTIONAL USE - a non-profit, community service or public use such as a post office, library, community meeting hall, cultural-recreational-educational facility, visual and/or performance arts building or government-owned or operated building or structure.

INTEGRITY - a building or portion thereof which lacks neither soundness of structure nor conformity to historical character.

INTERESTED PARTY - shall mean in a criminal or quasi-criminal proceeding, any citizen of the State of New Jersey or, in the case of a civil proceeding in any court or in an administrative proceeding before a

municipal agency, any person, whether residing within or without the municipality, whose right to use, acquire, or enjoy property is or may be affected by any action taken under the provisions of this chapter, or whose rights to use, acquire, or enjoy property under the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) or this Article, or under any other law of this State or of the United States have been denied, violated or infringed upon by an action or a failure to act under the provisions of this Article.

INTERNALLY LIGHTED - any sign whose sole source of artificial illumination is contained within the display portion of the sign.

INTERSECTION – a point where two (2) or more streets meet and/or cross.

INTRUSION - a building or portion thereof which is out of character with other neighboring buildings and which may present a visual disruption due to its size, shape or use of materials.

ISLAND, TRAFFIC - in street design, a raised area, usually curbed, placed to guide traffic and separate lanes, or used for landscaping, signage, or lighting.

JUNK YARD - any location, place or space, whether covered or uncovered, used for the sale, purchase, exchange, display or storage of scrap or junk materials or articles commonly called "junk," including but not limited to old paper, old cardboard, old metal or metal products such as old iron, brass, copper, tin, lead and other metals, old rags, old rope, old wire, old bottles, old glassware, old household fixtures or appliances, old motor vehicles and other abandoned or non-usable vehicles. In any instance where a particular business sells or offers for sale any of such articles both for salvage and/or for the purpose for which such articles were originally manufactured, any location on or from which such business is conducted shall be construed to be a "junk yard."

KENNEL – a business devoted to the boarding, care of breeding of dogs and cats.

LAND - any ground, soil, or earth, including marshes, swamps, drainageways, and areas not permanently covered by water within the

City, plus improvements and fixtures on, above or below the surface.

LAND DEVELOPMENT - the division of a parcel into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure; or of any mining, clearing of land, excavation or landfill; and any change in the use of any building or other structure, or land, or extension of use of land which is subject to Planning Board or Zoning Board of Adjustment review.

LANDSCAPE PLAN - a component of a development plan on which is shown proposed landscape species (such as number, spacing, size at time of planting and planting details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other information required to facilitate an informed decision by the approving authority.

LANDSCAPING - shall mean an area of land restricted to landscape items which may also include such elements as natural features, earth berms, sculpture, signs, lighting, accessways, bikeways and pedestrian pathways, but not including motor vehicle parking, extending along the entire lot line where they are required. The width of a landscape area shall be measured at right angles to the lot line.

LANDSCAPE SCREEN/STRIP - shall mean a completely planted visual barrier (or having equivalent natural growth) composed of evergreen plants and trees and/or shrubs arranged to form both a low-level and a high-level screen.

LANDSCAPE TRANSITION BUFFER - shall mean an area of land restricted to landscape elements which may include lawns, plantings, natural features, earth berms, sculpture, lighting, bikeways and pedestrian pathways, but not including motor vehicle parking extending along the entire lot line(s) where they are required. The width of a landscape buffer shall be measured at right angles to the lot line.

LANE, ACCELERATION OR DECELERATION - an added roadway lane which permits integration and merging of slower moving vehicles with the main stream or slowing down for vehicles approaching a turn.

LATTICE TOWER - a type of mount that is self-supporting with multiple

legs and cross-bracing of structural steel.

LEAST-COST HOUSING – that housing which may be produced at lowest price given compliance with New Jersey Uniform Construction Code and other applicable regulations.

LEED RATING SYSTEM – the most recent version of the Leadership in Energy and Environmental Design (LEED) Commercial Green Building System, or other related LEED Rating Systems, as approved by the US Green Building Council.

LEED Accredited Professional – an individual who has passed the LEED accreditation examination issued by the USBGC in applying LEED principles to building design.

LIGHTING – any or all parts of a luminaire that function to produce light.

LIGHT INDUSTRY – the fabrication, processing or assembly of goods and material where the storage of bulk goods and materials, or such activities or materials create no major hazard from fire or explosion or produce no toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, offensive noise or vibration, glare, flashes or objectionable effluent.

LIGHT FIXTURE – the assembly that holds the lamp in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.

LIGHT POLLUTION – any adverse effect of manmade light including, but not limited to, light trespass, uplighting, the uncomfortable distraction to the eye, or any manmade light that diminishes the ability to view the night sky. Often used to denote urban sky glow.

LIGHT TRESPASS – light emitted by a luminaire falls where it is not wanted or needed or shines beyond the property line on which the luminaire is installed.

LINTEL – the topmost horizontal member over an opening, which helps carry the weight of the vertical structure above it.



LOADING SPACE - an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials and which abuts upon a street, alley or other appropriate means of access.

LONG-TERM CARE FACILITY - an institution or a distinct part of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours or two or more patients who are not related to the governing authority or its members by marriage, blood, or adoption. Long-term care facility shall include the terms skilled nursing facility and intermediate care facility.

LOT - shall mean a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

LOT AREA - shall mean the area of a lot taken at its perimeter, exclusive of any portion within a public or private street right-of-way.

LOT COVERAGE – that part or percentage of the lot covered by building area and impervious surfaces.

LOT DEPTH - shall mean the length of a line, lying midway between and parallel to side lines or midway between and making equal angles with two (2) converging side lines, between the point of its intersection with the street line and the point of its intersection with a rear lot line.

LOT, FLAG - a lot located to the rear of another lot, connected to the public street frontage common to both lots by a narrow strip of land.

LOT, CORNER - a lot at the junction of, and abutting on, two (2) or more intersecting streets. Unless prior subdivision approval requires otherwise, each corner lot shall have two (2) or more front yards, one (1) side yard and one (1) rear yard.

Designation of the side and rear yards shall occur either at the time of application for subdivision approval for new residential lots or at the time of application for building permit for lots within existing development where no prior designation of such yards occurred.

LOT FRONTAGE - shall mean the straight line distance measured between points where side lines meet street lines; i.e., the chord of a circle in a cul-de-sac.

LOT, FRONT OF - shall mean, in the case of a lot abutting one street only, the edge of the lot which abuts the street. When a lot abuts two (2) or more streets, the front of the lot is that abutting side which is so designated on the lot plan by the Zoning Officer/Administrative Officer; and abutting edges adjacent to the designated front shall be considered as sides of the lot. Any other edge abutting a street, which is not a front or side as above defined, shall also be considered a front.

LOT, INTERIOR - shall mean a lot other than a corner lot.

LOT LINE - any line forming a portion of the exterior boundary of a lot and the same line as the street line for that portion of a lot abutting a street.

LOT, THROUGH - shall mean a lot, other than a corner lot, which extends from one street to another, having frontage on both streets.

LOT WIDTH - shall mean the distance between the side lines measured parallel to the front lot line at the minimum front yard setback line.

LOWEST FLOOR - the lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for the parking of vehicles, building access or storage, in an area other than a basement, is not considered a building's "lowest floor," provided that such enclosure is not built so as to render the structure in violation of other applicable non-elevation design requirements.

LUMINAIRE – the complete lighting unit, including the lamp, the fixture, and other parts.

MAINTENANCE GUARANTY - shall mean any security, other than cash, which may be accepted by the City for the maintenance of any improvements required by this Ordinance, including but not limited to surety bonds and letters of credit pursuant to N.J.S.A. 40:55D-53.5.

MASSAGE PARLOR – an establishment, business or use which provides the service of massage and body manipulations, including exercises, heat

and light treatments of the body and all forms and methods of physical therapy unless operated by a medical practitioner or professional physical therapist or certified massage practitioner.

MANUFACTURING - an activity which involves the fabrication, reshaping, reworking, assembly or combining of products for sale to the general public from previously prepared materials and which does not involve the synthesis of chemical or chemical products or the processing of any raw materials. Manufacturing includes light industrial operations such as electronic, machine parts and small component assembly, as opposed to heavy industrial operations such as automobile assembly or milling activities.

MANUFACTURED HOME - factory-built, single-family structures that meet the National Home Construction & Safety Standards Act (42 U.S.C. Sec. 5401).

MAP FILING LAW - Chapter 141 of the laws of New Jersey 1960, as amended from time to time.

MARQUEE - shall mean any hood, canopy, awning, or permanent construction which projects from the wall of a building, usually above an entrance.

MASTER PLAN - shall mean a composite of one or more written or graphic proposals for the development of the City as set forth in and adopted pursuant to N.J.S.A. 40:55 D-28 et seq.

METHADONE CLINIC – any facility offering outpatient methadone maintenance services. A methadone clinic shall be deemed to be a business or commercial operation, or the functional equivalent thereof, and shall not be constructed, for zoning purposes, as ancillary or adjunct to a doctor’s professional office.

MOBILE HOME OR MANUFACTURED HOME – a dwelling unit manufactured in one or more sections; designed for long-term occupancy; containing living and sleeping accommodations, a flush toilet, a tub or shower, bath and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems; and designed to be transported on its own wheels after fabrication, arriving at the site where it is to be occupied as a complete dwelling unit, usually including

major appliances and furniture and ready for occupancy, except for minor and incidental unpacking and assembly operations. For purposes of this Ordinance, “Trailers” are not considered mobile homes.

MOBILE HOME PARK - a tract or parcel of land on which mobile homes are located and used for residential purposes.

MOBILE SIGN - a sign which is not affixed to the building structure or permanently attached to a freestanding structure.

MODULAR HOME – a dwelling unit manufactured in one or more sections; designed for long-term occupancy; containing living and sleeping accommodations, a flush toilet, a tub or shower, bath and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems; and designed to be transported on a flatbed or on other trailers in sections, arriving at the site where it is assembled for occupancy as a complete dwelling; and a unit that is in conformity with the New Jersey Uniform Construction Code.

MONOPOLE - the type of tower that is self-supporting with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top.

MORTUARY – a place for the storage of human bodies prior to their burial or cremation.

MOTOR VEHICLE – means any vehicle that is propelled other than by human or animal power on land.

MOULDING - a deviation from a flat surface, using rectangular or curved profiles, or both, with the purpose of making transition or adding ornamentation.

MOUNT - the structure or surface upon which antennas are mounted, including the following three types of mounts:

- A. Mounted on the roof or the side of a building.
- B. Antenna support (tower) mounted on the ground.

C. Mounted on or in a structure other than a building.

MOUNTABLE CURB - a curb with a sloped face designed to be crossed by a vehicle.

MOVING LANE - any traffic lane where traffic movement is the primary, if not sole, function.

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

MULTIPLE-OCCUPANCY AND TENANCY SIGN - signs relating to a use or facility containing multiple occupancy and tenancy and displaying the names, professions and interests of the various tenants.

MULTI-USE PROPERTY – any distinct parcel of land that is used for more than one (1) category of activity. Examples include, but are not limited to:

- A. A commercial, residential, industrial or public service property having boilers, incinerators, elevators, automatic garage doors, air conditioners, laundry rooms, utility provisions, or health and recreational facilities, or other similar devices or areas, either in the interior or on the exterior of the building, which may be a source of elevated sound levels at another category on the same distinct parcel of land; or
- B. A building which is both commercial (usually on the ground floor) and residential property located above, behind, below or adjacent.

MUNICIPALITY - shall mean the City of Camden.

MUNICIPAL AGENCY - the Planning Board, Zoning Board of Adjustment, City Council, or any agency created by or responsible to the City when acting pursuant to this Ordinance and the Municipal Land Use Law (MLUL).

MUNICIPAL LAND USE LAW - Chapter 291 of the Laws of New Jersey 1975, as amended from time to time.

NATURAL FEATURES – the earth itself, the water upon or under the surface of the earth, the air above the earth and plants, animals, fish, birds, insects and other living creatures growing upon or inhabiting the earth, the water or the air.

NATURAL MATERIALS – materials found to exist naturally and/or have undergone minor modification, reduction or alloying by man, which can be reused (recycled) or are biodegradable. Such materials would include wood, stone, brick, rapidly oxidizing metals such as iron, recyclable metals and minerals such as copper and glass and some alloys such as tin, bronze and brass. Plastics, polyvinyl chlorides, special polymers, aluminum, chromium, special steels and other exotic man-made or highly refined materials are specifically and generally excluded.

NATURAL VEGETATION - vegetation indigenous to the local geography and ecosystem which consists of existing volunteer individuals.

NEW CONSTRUCTION - structures for which the start of construction commenced on or after the effective date of this Ordinance.

NOISE – sound or a sound that is loud, unpleasant, unexpected, or undesirable; sound or a sound of any kind; a loud outcry or commotion; a disturbance, especially a random and persistent disturbance that obscures or reduces the clarity of a signal.

NOISE CONTROL OFFICER – an employee of:

- A. A local, county or regional health agency which is certified pursuant to the County Environmental Health Act (N.J.S.A. 26:3A2-21 et. seq.) to perform noise enforcement activities; or
- B. A municipality with a state approved noise control ordinance and the employee has received noise enforcement training and is currently certified in noise enforcement. The employee must be acting within his or her designated jurisdiction and must be authorized to issue a summons in order to be considered a Noise Control Officer.

NON-CONFORMING BUILDING OR STRUCTURE - shall mean a

building or structure the size, dimension or location of which was lawful prior to the adoption, revision or amendment of this Ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision, or amendment.

NON-CONFORMING LOT - shall mean a lot the area, dimension or location of which was lawful prior to the adoption, revision or amendment of this Ordinance, but fails to conform to the requirements of the zoning district in which it is located by reason of such adoption, revision or amendment.

NON-CONFORMING SIGN - any sign lawfully existing on the effective date of an ordinance, or any amendment thereto, which is rendered non-conforming by reason of the adoption, revision or amendment.

NON-CONFORMING USE - shall mean a use or activity which was lawful prior to the adoption, revision or amendment of this Ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision or amendment.

NONPOINT SOURCE – any human-made or human-induced activity, factor, or condition, other than a point source, from which pollutants are or may be discharged; any human-made or human-induced activity, factor, or condition, other than a point source, that may temporarily or permanently change any chemical, physical, biological, or radiological characteristic of waters of the State from what was or is the natural, pristine condition of such waters, or that may increase the degree of such change; or any activity, factor, or condition, other than a point source, that contributes or may contribute to water pollution. The term “NPS” shall have the same meaning as “non-point source”.

NON-PROFIT EDUCATIONAL INSTITUTION – any educational institution for higher learning chartered by the State of New Jersey, or a private educational institution normally subject to regulations prescribed by the State of New Jersey, which institution is operated on a non-profit basis. This definition shall be deemed to include all activities secondary or subordinate to the main activity of any such institution, which activities are a part of the normal operation of such institution as set forth in this Ordinance.

NONSTRUCTURAL BEST MANAGEMENT PRACTICES (BMP) – a storm

water management measure, strategy or combination of strategies that reduces adverse storm water runoff impacts through sound site planning and design. Nonstructural BMPs include such practices as minimizing site disturbance, preserving important site features, reducing and disconnecting impervious cover, flattening slopes, utilizing native vegetation, minimizing turf grass lawns, maintaining natural drainage features and characteristics and controlling storm water runoff and pollutants closer to the source. The term “Low Impact Development technique” shall have the same meaning as “nonstructural BMP”.

NUISANCE - shall mean any offensive, annoying, unpleasant or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion or disturbance of another's rights including the actual or potential emanation of any physical characteristics of activity or use across a property line which can be perceived by a human being, or the generation of an excessive or concentrated movement of people or things, such as but not limited to noise, dust, smoke, fumes, odor, glare, flashes, vibrations, shock waves, heat, debris, litter, trash sites, electronic or atomic radiation, effluent, noise of congregation of people especially at night, vehicular traffic, transportation of things by truck, rail or other means, invasion of non-abutting street frontage by parking, the obscuring or masking of adjacent or nearby property by projecting signs, marquees or canopies, or any adverse effect on value or desirability of nearby property caused by such matters as appearance, exposed storage of inoperable automobiles, junk, materials and neglect or dilapidation of lands or buildings.

NURSING CARE UNIT – a bed in a nursing facility that is licensed by the New Jersey State Department of Health to provide health care under medical supervision and continuous nursing care to patients who do not require the degree of care and treatment which a hospital provides and who, because of their physical or mental condition, require continuous nursing care and services above the level of room and board.

NURSING HOME - shall mean a facility operated for the purpose of providing therein lodging, board, and nursing care to sick, invalid, infirm, disabled, or convalescent persons for compensation and duly licensed by all governmental agencies.

OBJECT - shall mean a thing of functional, aesthetic, cultural, historical,



or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

OFFICE BUILDING - a structure where over half the floor area is utilized for the carrying out of consultation, record keeping or clerical work or as a place where a professional conducts his business.

OFFICE COMPLEX - two (2) or more office buildings with common parking areas.

OFFICES - shall mean a space accommodating executive, general corporate and clerical activities, research and consumer product development connected with service industries, such as financial, insurance, and banking; development of computer software; demographic, economic and statistical research; and activities of a similar character.

OFFICIAL MAP – a map adopted in accordance with the Official Map and Building Permit Act, N.J.S.A. 40:55-1.30 et seq., only to the extent that it is consistent with N.J.S.A. 40:55D-32 et seq. and to the extent that it has not been supplanted by an Official Map adopted pursuant to N.J.S.A. 40:55D-32 et seq. Such a map shall be deemed conclusive with respect to the location and width of streets, drainage rights-of-way and flood control basins and the location and extent of public parks, playgrounds and scenic and historic sites shown thereon.

OFFICIAL SIGN - any sign, symbol or device erected and maintained by the federal, State, County or local government agency for the purpose of informing or guiding the public or for the protection of health, safety, convenience and general welfare as determined by the Planning Board.

OFF-SITE - shall mean located outside the lot lines of the lot or portions of a lot but within the property (of which the lot is part) which is the subject of a development application or contiguous portion of a street or right-of-way or drainage or utility easement.

OFF-SITE SIGN - any sign located on a lot other than the lot occupied by the use, event or product which said sign identifies.

OFF-STREET LOADING SPACE - a temporary loading area for a truck or delivery van that is directly accessible to an access aisle and that is not located within a dedicated street right-of-way.

OFF-STREET PARKING SPACE - a temporary storage area for a motor vehicle that is directly accessible to an access aisle and that is not located on a dedicated street right-of-way.

OFF-TRACT - shall mean not located on the property which is the subject of a development application nor on a contiguous portion of a street or right-of-way or drainage or utility easement.

OFF-TRACT IMPROVEMENTS - improvements to land located outside of a development site or tract, including but not limited to roads, utilities, water, sewerage, storm water facilities, public transit, public facilities, and affordable housing together with any appurtenant land or easement necessary to construct such improvements.

ON-SITE - shall mean located on a lot or portion of a lot which is the subject of a development application.

ON-STREET PARKING SPACE - a temporary storage area for a motor vehicle which is located on a dedicated street right-of-way.

ON-TRACT - shall mean located on the property which is the subject of a development application or a contiguous portion of a street or right-of-way.

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

OPEN SPACE ORGANIZATION - shall mean an incorporated, non-profit organization operating in a planned development under recorded land agreement providing that: (a) each owner is automatically a member; (b) each occupied dwelling unit is automatically subject to a charge for proportionate share of expenses for the organization's activities and maintenance, including any maintenance costs levied against the organization by the City; and (c) each owner and tenant has the right to

use the common property.

ORDINANCE - The Land Development Ordinance of the City of Camden.

ORDINARY MAINTENANCE - any work done on any improvement which is not an addition to the improvement, does not change the appearance of the exterior surface of any improvement, and does not require permits or approvals by the City.

OUTBUILDING - a subordinate structure on the same lot as the principal structure, separate from but accessory to said principal structure, such as detached garage, carport, greenhouse, work shed, and tool shed.

OUTDOOR LIGHT FIXTURE – an electrically powered illuminating device which is either temporarily or permanently installed outdoors, including but not limited to, devices used to illuminate any site, architectural structure or sign. The face of the lamp must be recessed within the enclosure and any glass/plastic protective or diffusing device cannot extend beyond that enclosure.

OUTDOOR FIXTURE – light fixture suitable for outside use.

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

OVERLAY ZONE - a land planning tool similar to traditional zoning, which establishes additional performance standards and criteria for developments in specified areas to achieve stated goals. It imposes a set of requirements in addition to those of the underlying zoning district.

OWNER - an individual or other legal entity having sufficient proprietary interest in the land for which land use approvals are sought, to maintain or consent to such land use application. Owner shall include an individual or other legal entity that has the actual or apparent authority from the owner to act as its agent to maintain such application or provide such consent.

PARAPET – a low wall encircling the perimeter of a flat building roof generally used to screen roof-mounted mechanical equipment.

PARGING - to coat with cement.

PARKING AREA – an open area, other than a street or other public way, used for the parking of motor vehicles and available for use as a service or privilege to guests, licensees, clients, customers, suppliers and/or residents. It shall include driveways and access drives located on the lot and within the parking area.

PARKING LOT - any space utilized for the parking of motor vehicles, including both the parking spaces and the driveways, aisles, turnarounds, loading areas and open space used to provide access to parking spaces or to control traffic within a parking lot, except the access drive connecting a "parking lot" and a public right-of-way and within which no parking maneuver could occur.

PARKING SPACE - shall mean an area either within a structure or in the open for the parking of motor vehicles, exclusive of driveways, access drives, fire lanes and public rights-of-way, except that nothing shall prohibit private driveways for dwelling units from being considered off-street parking areas, provided that no portion of such driveway within the right-of-way line of the street intersected by such driveway shall be considered off-street parking space. The width and length of each space shall be measured perpendicular to each other regardless of the angle of the parking space to the access aisle or driveway.

PARTIAL DESTRUCTION – that destruction which is less than total destruction as determined by the Tax Assessor in levying taxes on said premises. That is to say, if the damaged improvement still has sufficient value so that it is assessed, the destruction is determined to be partial.

PARTIALLY SHIELDED – the bulb of the light fixture is shielded by a translucent siding and the bulb is not visible at all. Light may be emitted at the horizontal level of the bulb.

PARTY IMMEDIATELY CONCERNED – for purposes of notice, any applicant for subdivision or for site plan approval, the owners of the subject property and all owners of property and government agencies entitled to notice thereof.

PATH – a cleared way for pedestrians and/or bicycles to travel which may or may not be paved.

PEDIMENT – a crowning triangular element at the face of a roof or above a door opening.

PILASTER – a thin segment of a square column attached on a wall, which matches in details accompanying freestanding columns or on corners of buildings.

PLANTER – the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

PERFORMANCE GUARANTY – any security, which may be accepted by the City, including performance bonds, with a responsible surety authorized to do business in the State of New Jersey, or escrow agreements secured by cash, certified check or cashier's check to guarantee the completion of the required improvements before the Planning Board approves the final plat, provided that no more than ten percent (10%) of the total performance guaranty may be required in cash. A responsible surety shall not include a surety against whom there are proceedings pending in this state to revoke its license to act as such surety.

PERMANENTLY AFFIXED – any building or structure with foundation walls or footings that support the above-ground elements and which cannot easily or conveniently be removed.

PERMITTED USE - shall mean any use of land or buildings as permitted by this Ordinance.

PERSON - shall mean any association, partnership, corporation, cooperative group, trust or other entity as well as an individual.

PERSONAL SERVICES - establishments primarily engaged in providing services involving the care of a person or his or her goods or apparel, including but not limited to laundering, shoe repair, hair and body care, tailoring, travel agents, spas, tanning salons and nutrition/weight loss. This shall not include tattoo parlors, piercing salons or other establishments that require the puncture of the epidermis.

PERSON WITH HEAD INJURY – a person who has sustained an injury, illness or traumatic changes to the skull, the brain contents or its

coverings which results in a temporary or permanent physiobiological decrease of mental, cognitive, behavioral, social or physical functioning which causes partial or total disability.

PERSONAL WIRELESS TELECOMMUNICATION FACILITY - a facility for the provision of personal wireless services, as defined by the Telecommunications Act of 1996.

PERVIOUS SURFACE – any pervious paving material that permits a significant portion of surface water to be absorbed including pervious interlocking concrete paving blocks, concrete grid pavers, perforated brick pavers, compacted gravel and porous bituminous concrete, all of which shall be subject to the review and approval of the City Engineer.

PET SHOP - a retail establishment engaged in the sale of domestic pets and related products, but not to include veterinary services or pet housing.

PILOT PLANT - an establishment or part thereof used to test out concepts and ideas regarding compound composites and determine physical layouts, material flows, type of equipment required, costs, and secure other information in the discovery and advancement process of a product. Incidental to compound approval prior to the transfer to a full-scale production site. A pilot plant is an intermediate step between research and full-scale production in support of clinical studies and trials to ultimately obtain approval of a final product.

PLAINLY AUDIBLE – any sound that can be detected by a person using his or her unaided hearing faculties. As an example, if the sound source under investigation is a portable or personal vehicular sound amplification or reproduction device, the detection of the rhythmic bass component of the music is sufficient to verify plainly audible sound. The noise control officer need not determine the title, specific words, or the artist performing the song.

PLANNED DEVELOPMENT -

- A. Planned Development - means planned unit development, planned unit residential development, residential cluster, planned commercial development or planned industrial development.

- B. Planned Commercial Development - means an area of a minimum contiguous or noncontiguous acreage of fifty (50) acres or more to be developed according to a plan as a single entity containing one or more structures with appurtenant common areas to accommodate commercial or office uses or both and any residential and other uses incidental to the predominant use as may be permitted by Ordinance.
- C. Planned Industrial Development - means an area of minimum contiguous or noncontiguous size acreage of fifty (50) acres or more to be developed according to a plan as a single entity containing one or more structure with appurtenant common areas to accommodate industrial uses and any other uses incidental to the predominant use as may be permitted by Ordinance.
- D. Planned Unit Development - means an area with a specified minimum contiguous or noncontiguous acreage of fifty (50) acres or more to be developed as a single entity according to a plan, containing one or more residential developments or planned unit residential developments and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of nonresidential uses to residential uses as may be specified in this Ordinance.
- E. Planned Unit Residential Development - means an area with a specified minimum contiguous or noncontiguous acreage of fifty (50) acres or more to be developed as a single entity according to a plan containing one or more residential developments, which may include appropriate commercial or public or quasi-public uses all primarily for the benefit of the residential development.

PLANNING BOARD - The City of Camden Planning Board.

PLAT - the map of a subdivision or site plan, used interchangeably in this Ordinance with PLAN, as follows:

- A. Minor Plat - the map of a subdivision or site plan of sufficient accuracy to be used for the purpose of discussion and classification and meeting the requirements of this Ordinance.
- B. Preliminary Plat - the preliminary map indicating the proposed

layout of the subdivision or site plan which is submitted to the Planning Board for consideration and preliminary approval and meeting the requirements of this Ordinance.

- C. Final Plat - the final map of all or a portion of the subdivision or site plan which is presented to the Planning Board for final approval and meeting the requirements of this Ordinance.

PLAYGROUND - a publicly owned area for recreational use primarily by children.

PLAY LOT - a small area developed especially for pre-school or elementary school-age children. It may contain such facilities as sandboxes, slides, swings and the like.

PLAZA or SQUARE – public spaces located within the Township and its neighborhoods. A plaza or square may contain one or more civic building(s) or space located within a primarily unpaved, formally configured area which may contain a small public lawn or park. Portions may be linear in shape though a square, rectangle or circle shall be the primary focus of the area. Plazas and squares should be surrounded by canopy of street trees. These sites should be situated at prominent locations and often dedicated to important events and/or citizens. Plazas and squares may contain water features, amphitheater, farmers market and in some appropriate instances, such as in conjunction with residential neighborhoods, may include limited play equipment and courts, but shall not include ball fields.

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

PORT COCHRE – a covered roof extending of the building façade which allows a vehicle top park under and passengers to access the building via a side stair or entrance.

PORTICO – an open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.

PRE-APPLICATION CONFERENCE - an initial meeting between applicants and/or developers and municipal representatives which affords



applicants and developers the opportunity to present their proposals informally prior to formal application submission.

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

PRELIMINARY FLOOR PLANS AND ELEVATIONS - architectural drawings prepared during early and introductory stages of the design of a project illustrating in a schematic form its scope, scale, and relationship to its site and immediate environs.

PRELIMINARY SUBDIVISION PLAT - a map indicating the proposed layout of a development and related information that is submitted for preliminary approval.

PREMISES – a lot or parcel of ground, including any buildings or structures thereon.

PRINCIPAL STRUCTURE – a structure arranged, adapted or designed for the predominant or primary use for which a lot may be used.

PRINCIPAL USE – the primary or predominant use of the premises.

PRIMARY SIGN - a flush-mounted signboard which may extend up to seventy-five percent (75%) of the length of the building and shall be no more than two and one-half (2½) feet high. The sign should be mounted somewhere above the storefront (or first-floor windows) and below the second-floor window sills.

PRINCIPAL BUILDING - shall mean a building in which is conducted the main or principal use of the lot on which said building is located.

PRINCIPAL FACADE - the portion of the building which faces the street which generates the most vehicular and pedestrian traffic as determined by the approving authority.

PRIVATE DAY SCHOOL - any building or group of buildings the use of which meets the accreditation requirements of the New Jersey Department of Education for elementary or secondary education, is a not-for-profit organization, does not board students and which use does not

secure the major part of its funding from any government agency.

PRIVATE RIGHT-OF-WAY – any street, avenue, boulevard, road, highway, sidewalk, alley or easement that is owned, leased, or controlled by a non-governmental entity.

PRIVATE STREET - shall mean a street that is not publicly accepted or not intended to be publicly maintained.

PROFESSIONAL - a member of a recognized profession, such as accountants, dentists, physicians, members of clergy,, architects, professional engineers, attorneys at law, land surveyors, professional planners, social workers or guidance counselors, and such similar professional occupations, as so designated in Title 45 of the New Jersey Statutes Annotated. For the purpose of this ordinance, an artist, author, barber, beautician, musician, plumber, electrician, or carpenter shall not be considered a "professional."

PROFESSIONAL OFFICE - shall mean the office of a member of a recognized profession as hereinafter indicated, when conducted on a residential property, which shall be conducted entirely within a residential building by a member or members of the residential family who actually reside therein, and shall include only the offices of doctors, ministers, architects, professional engineers, lawyers and such similar professional occupations, which may be so designated by the Zoning Board of Adjustment upon finding by such Board that such occupation is truly professional in character by virtue of the need for similar training and experience as a condition for the practice thereof and that the practice of such occupation shall in no way adversely affect the safe and comfortable enjoyment of property rights in any zone in which it is located to a greater extent than the professional activities listed herein. The issuance of a state or local license for a regulation of any gainful occupation need not be deemed indicative of professional standing. In any event, such office shall in no way consist of more than one (1) person unrelated to the occupants.

PROJECTED SIGN - a display or exhibit cast or reflected upon a wall, screen or other surface or area, whether for continuous periods or not.

PROPERTY OWNER - an individual or other legal entity having sufficient

proprietary interest in the land for which land use approvals are sought, to maintain or consent to such land use application. Owner shall include an individual or other legal entity that has the actual or apparent authority from the owner to act as its agency to maintain such application or provide such consent.

PUBLIC AREAS - public parks, playgrounds, trails, paths and other recreational areas; other public open spaces; scenic and historic sites; and sites for schools and other public buildings and structures.

PUBLIC BUILDING – a building which is owned and/or used by a governmental agency.

PUBLIC DRAINAGEWAY – the land reserved or dedicated for the installation of storm water sewers or drainage ditches, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water to safeguard the public against flood damage, sedimentation and erosion

PUBLIC IMPROVEMENTS - improvements which the Planning Board may deem necessary or appropriate, including but not limited to streets, grading, pavement, gutters, curbs, sidewalks, street lighting, shade and street trees, utilities, landscaping, street furniture and hardware, traffic and signage.

PUBLIC OPEN SPACE - an open space area conveyed or otherwise dedicated to the City, a City agency, the City School Board, a State or County agency or any other public body for recreational or conservational uses.

PUBLIC RIGHT-OF-WAY – any street, avenue, boulevard, road, highway, sidewalk, alley or easement that is owned, leased, or controlled by a governmental entity.

PUBLIC SCHOOL - any building or part thereof the use of which meets the accreditation requirements of the New Jersey Department of Education for elementary or secondary education and which receives the large majority of its funding from the federal, state and local government.

PUBLIC SPACE – any real property or structures thereon that are owned, leased, or controlled by a governmental entity.

PUBLIC UTILITY - closely regulated private enterprise with an exclusive franchise for providing a public service.

PYLON OR POLE SIGN - a sign supported by or suspended from a freestanding column or columns.

QUORUM - means the majority of the full authorized membership of a municipal agency.

RADIO FREQUENCY (RF) ENGINEER - an engineer specializing in electrical or microwave engineering, especially the study of radio frequencies.

RADIO FREQUENCY RADIATION (RFR) - the emissions from personal wireless service facilities or any electromagnetic energy within the frequency range from 0.003 MHz to 300,000 MHz.

REAL PROPERTY LINE – either (1) the imaginary line including its vertical extension that separates one parcel of real property from another; (2) the vertical and horizontal boundaries of a dwelling unit that is part of a multi-dwelling unit building; or (3) on a multi-use property, that interface between the two portions on which different categories of activity are being performed (i.e., if the multi-use property is a building which is residential upstairs and commercial downstairs, then the real property line would be the interface between the residential area and the commercial area).

RECONSTRUCTION - the act or process of reproducing by new construction the exact form and details of the exterior of an improvement, structure, object or part thereof as it appeared at a specific period of time.

RECESSED – when a light is built into a structure or portion of a structure such that the light is fully cut-off and no part of the light extends or protrudes beyond the underside of a structure or portion of a structure.

RECORDED LOT - a subdivided lot that is recorded with the Camden County Clerk's Office pursuant to the Map Filing Law.

RECHARGE – the amount of water that infiltrates into the ground, usually

from above, that replenishes groundwater reserves, provides soil moisture, and affords evapotranspiration.

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

RECYCLING AREA – space allocated for collection and storage of source-separated recyclable materials.

REHABILITATION - the act or process of returning the exterior of a structure to a state of utility, through repair or alteration, as it appeared at a particular period of time.

REPAIR - shall mean any work done on any improvement which:

- A. Is not an addition to the improvement; and
- B. Does not change the appearance of the exterior surface.

REPAIR GARAGE - any building, premises and land in which, or upon which, a business, service or industry involving the maintenance, servicing, repair or painting of vehicles is conducted or rendered.

REPLACEMENT - shall mean repairs when a building permit is required for same.

REPLACEMENT TREE – a nursery-grown certified tree, properly balled, marked with a durable label indicating genus, species and variety, and satisfying the standards established for nursery stock and installation thereof, set forth by the American Association of Nurserymen.

REPOINT - the removal of mortar from the joints of masonry units and the replacing of it with new mortar.

RESEARCH - the act or enterprise of systematic search for, acquisition of, and practical application of specific knowledge in the biology, chemistry, physics and engineering sciences, specifically including, but not limited to:

- A. Analytical, theoretical, experimental scientific investigation;
- B. Design, engineering, development of materials, products, processes;
- C. Assembly, fabrication, operation, processing or prototype materials, processes, products as necessary for test evaluation.
- D. Distribution, storage of materials, processes, products as necessary for test evaluation.
- E. Direct administration, control, management, support of the above activities and the personnel so employed, as necessary.

RESEARCH AND DEVELOPMENT LABORATORY - a facility housing "research" as defined herein. Research and research support uses include but are not limited to the following:

- A. Laboratories devoted to experimentation in the biology, chemistry, physics and/or engineering sciences, including the design, development, engineering, and/or testing of materials, processes and products, and the assembly, fabrication operation, and/or processing of prototype materials processed and/or products for test and/or evaluation. Such activities shall not be interpreted to include "pilot plants."
- B. Rooms housing equipment and/or materials actively and directly used in research and technology, including computer rooms, conference rooms, libraries, and demonstration rooms.
- C. Office space for employees, consultants, and/or visitors actively participating in, supervising, or supporting research uses.
- D. Cafeteria/kitchen space for serving employees and guests; shipping/receiving, stockroom and storage facilities; support services; dispensary; and exercise, locker, and shower rooms for employees.

RESERVATION - a provision in a deed or other real estate conveyance that retains a right for the existing owner even if other property rights are

transferred; and a method of holding land for future public use by designating public areas on a plat, map, or site plan as a condition of approval.

RESIDENTIAL HEALTH CARE FACILITIES FOR THE ELDERLY - a development of apartments and/or townhouse residential living units intended exclusively for and solely occupied by persons sixty two (62) years of age or older; housing intended and operated for occupancy by at least one (1) person fifty five (55) years of age or older per unit, subject to the further condition that eighty percent (80%) of the units must be occupied by at least one (1) person fifty five (55) years of age or older, with ancillary and directly related facilities to be primarily used by the residents of the development, including health care services, dining facilities, recreational facilities, and other ancillary facilities deemed appropriate by the reviewing authority and in accordance with the applicable provision of this Ordinance.

RESIDENTIAL SITE IMPROVEMENTS STANDARDS (RSIS) - standards, pursuant to N.J.A.C. 5:21 et seq. In this Ordinance, those definitions so marked are derived from Standards.

RESTAURANT -

- A. RESTAURANT, SIT-DOWN - an establishment where food and beverages, including alcoholic beverages, are prepared and sold and consumed primarily on the premises, where food sales constitute more than 50% of the gross sales receipts for all food and beverages. Such an establishment may include table or self-service, and food and beverages may be consumed either inside or at designated outdoor seating areas.
- B. RESTAURANT, CARRYOUT - an establishment where food and beverages are prepared and sold for consumption on or off premises (customer tables or counters typically available). Such an establishment may take phone orders for food and may deliver food to customers.
- C. RESTAURANT, DRIVE-THROUGH - an establishment where food and beverages are prepared and sold for consumption on or off premises, and which includes one or more drive-through customer service windows.

- D. TAVERN OR BAR - an establishment where food and beverages, including alcoholic beverages, are prepared and sold and consumed on the premises, where food sales constitute 50% or less of the gross sales receipts for all food and beverages.

RESTORATION - the act or process of accurately recovering the form and details of the exterior of a structure and its setting as it appeared at a particular period of time by means of the removal of later work and by the replacement of missing earlier work. Restoration is typically based on the photographic documentation as evidence which clearly represents an earlier appearance.

RE-SUBDIVISION - shall mean the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law, or, the alteration of streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, but not including conveyances so as to combine existing lots by deed or other instrument.

RETAIL FOOD ESTABLISHMENT - an establishment where food and beverages are offered for retail sale for consumption off premises. Such foods or beverages may be packaged in a ready-to-consume state or may come packaged and sold in bulk quantities. Examples of retail food establishments include ice cream shops, retail mini-marts, bakeries, and delicatessens.

RETAIL SALES - establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including but not limited to specialty shops and boutiques.

RETAIL SALES, OUTDOOR - the display and sale of products and services primarily outside of a building or structure, including garden supplies, food and beverages, and building and landscape materials.

RETAINING WALL - a structure that is designed and constructed to stabilize two (2) generally horizontal surfaces which are vertically displaced.



RETENTION BASIN - a stormwater management basin designed to retain some water on a permanent basis.

RIGHT-OF-WAY - a strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use.

RIVERINE MATERIALS - materials (living and nonliving) relating to, formed by or resembling a river or other natural waterway (i.e., tributary, stream, brook, creek, etc.). Includes all natural materials and vegetation within the 100 year flood zone and underwater habitats contained within a channel.

ROADSIDE STANDS – an open or covered structure of permanent or temporary construction which fronts on a public street located on land which is owned or leased by the operator for the purposes of direct-to-consumer commodity sales.

ROOF SIGN - any sign erected, constructed or maintained upon or over the roof of the building with its principal support on the roof structure.

ROOMER – a person who is not related to the head of the household and who pays for the privilege of rooming.

ROOMING HOUSE - a dwelling wherein furnished rooms without meals are rented for valuable consideration.

RUNOFF – the water that flows off the surface of the land, ultimately into our streams and water bodies, without being absorbed into the soil.

SCHOOL - any public or private institution offering instruction for students.

SCS - the Camden County Soil Conservation Service.

SECONDARY SIGN - a sign which shall be suspended from a bracket at a ninety-degree angle with the building at least eight (8) feet above the sidewalk and shall extend no more than five (5) feet from the building.

SECRETARY – the Secretary of the Planning Board of the City of Camden.

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

SELECTIVE CUTTING - the removal of larger trees on an individual basis while leaving trees of lesser size for future harvest.

SELF-SERVICE STORAGE FACILITY – a structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time.

SENIOR CITIZEN - a person who has attained the age of fifty five (55) years, or the surviving unmarried spouse of a deceased senior citizen.

SETBACK - an area extending the full width of the lot between the street right-of-way and the required yard within which no buildings or parts of buildings may be erected.

SETBACK LINE - that line that is the required minimum distance from any lot line and that establishes the area within which the principal structure must be erected or placed.

SEWER - any pipe conduit used to collect and carry away sewage or stormwater runoff from the generating source to treatment plants or receiving streams.

SEWAGE DISPOSAL "ON-SITE" - any approved method of sewage disposal which requires an on-site location for the treatment or disposal of sewage, not involving a discharge to the waters of the State.

SHADE OR STREET TREE - a tree in a public or private space, street, special easement, or right-of-way adjoining a street.

SHARED PARKING – The provision that 2 or more uses, which are within close proximity, may share parking facilities, either on-site or between 2 nearby properties through a dedicated arrangement, in order to fulfill their individual parking requirements because their prime operational hours do not overlap.

SHIELDED – when the light emitted from the fixture is projected below a horizontal plane running through the lowest point of the fixture where light is emitted. The bulb is not visible with a shielded light fixture, and no light is emitted from the sides of the fixture. It is also considered a full cut-off fixture.

SHOPPING CENTER - a group of retail commercial establishments planned, constructed and managed as a total entity with customer and employee parking on-site, provision for goods delivery separated from customer access, aesthetic consideration, i.e., landscaping, comprehensive signage plan, and shopper protection from the elements.

SHOULDER - the portion of the roadway contiguous with the traveled way for accommodation of stopped vehicles, for emergency use, and for lateral support of base and surface courses.

SHORELINE - the land adjacent to the waters of lakes, ponds, reservoirs, streams and rivers.

SHUTTER - an extra closure for a window, usually of panel, and one (1) of a pair hinged at the outside jambs.

SIDEWALK (AREA) - a paved path provided for pedestrian use and usually located at the side of a road within the right-of-way.

SIDEWALK CAFÉ - an area adjacent to and directly in front of a street-level eating or drinking establishment located within the sidewalk area of the public right-of-way exclusively for dining, drinking, and pedestrian circulation. The encroachment area of a sidewalk café may be separated from the remainder of the sidewalk by railings, fencing, or landscaping planter boxes or a combination thereof.

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

SIGN - any object, device, display or structure or part thereof, situated outdoors or indoors [within three (3) feet of a window], which is used to advertise, identify, display, direct or attract attention to any object, person, institution, organization, business, product, service, event or location by

any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. This definition shall specifically include any building or part of a building, including walls and facades used for such purposes and shall further include banners, pennants, flags and similar attracting devices.

SIGN, ANIMATED OR MOVING - any sign which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.

SIGN, BANNER - a sign which may or may not contain a message constructed of cloth, canvas, plastic, or other flexible material typically suspended or hung by cord, string, or rope from a structure.

SIGN, CANOPY - a sign that is mounted or painted on, or attached to a canopy that is otherwise permitted by this Ordinance.

SIGN, CHANGEABLE COPY - a sign designated in such a fashion that the message on the sign can be easily and periodically altered, typically with moveable lettering, and whose message does not change more than once a day.

SIGN, DEVELOPMENT - a sign designating the name of a subdivision of residential homes, whether single-family or multi-family, attached or detached or an apartment complex.

SIGN, DILAPIDATED - a sign which is structurally unsound, contains faulty wiring or loose fastenings, or is otherwise detrimental to the public health, safety or welfare.

SIGN, DIRECTIONAL - any sign which is designed and erected solely for the purpose of traffic or pedestrian which is placed on the property to which or on which the public is directed.

SIGN, ELECTION - a temporary sign that related to a particular election for public office, referendum, or other plebiscite at the federal, state, or local level.

SIGN, EXTERNALLY LIGHTED - any sign whose sole source of artificial illumination is outside the display portion of the sign.

SIGN, HOME OCCUPATION - a sign that relates to any business or profession conducted within a structure whose primary use is residential and the occupant of that residence conducts the business therein.

SIGN, INCIDENTAL - a sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "No Parking," "Loading Zone," "Telephone," or "Rest Room" or other similar directives such as the hours of operation or credit cards honored at the establishment.

SIGN, INTERIOR - any sign that is affixed to or painted on the interior of a window or any sign located inside and within three (3) feet of the face of the window, which sign is designed to be visible from the exterior of the window.

SIGN, INTERNALLY LIGHTED - any sign whose sole source of artificial illumination is contained within the display portion of the sign.

SIGN, MOBILE - a sign which is not permanently attached to a building or not placed in the ground in such a fashion as to be permanent in a manner conforming to the Uniform Construction Code or which is located or attached to a trailer, on wheels, or other similar attachment such that the sign may be moved from place to place, either within the lot or to another location.

SIGN, OFFICIAL - a sign, symbol or device, erected, constructed or maintained by the Federal, State, county or local government or any agency thereof, for the purpose of informing or guiding the public or for the protection of the public health, safety and welfare.

SIGN, OFF-PREMISE COMMERCIAL - a sign containing a commercial message which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the property on which the sign is located.

SIGN, OFF-PREMISE NON-COMMERCIAL - a sign that does not contain a commercial message which directs attention to an institution, government, or non-profit corporation, and their policies; or contains a message directed to the general public health, safety and welfare programs.

SIGN, PORTABLE - any sign not permanently attached to the ground or other permanent structure; or a sign designed to be transported, including but not limited to, signs designed to be transported by means of wheels; signs converted to "A" or "T" frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; any signs attached to or painted on vehicles parked and visible from the public right-of-way, unless such vehicles are used in the normal day-to-day operation of the business.

SIGN, REAL ESTATE - a sign of an owner of real property or of a licensed real estate broker designating a property "for sale" or "for lease."

SIGN, VEHICLE - a sign affixed or painted on a vehicle or trailer and parked at a location conspicuous to the traveling public.

SIGN, WARNING - a sign indicating no trespassing or no fishing and/or hunting or for existing danger where a warning is legally required.

SIGN, WINDOW - a sign that is applied or attached to the interior or exterior of a window or located in such a manner within a building that it is legible from the lot line which contains said sign.

SIGN AND ADVERTISING STRUCTURE - any structure or part thereof, or any device attached to a building or painted or represented thereon, which shall display or include any letter, model, banner, pennant, insignia, device, trade flag, symbol, or representation which is in the nature of, or which is used as, an announcement, direction or advertisement, for commercial purposes or otherwise. A sign includes any message, neon tube, string of lights, or similar device outlining, hung, painted upon or attached to a part of a building or lot for public view for those outside building, but does not include the flag or insignia of any nation or group of nations, or of any governmental agency or of any political, educational, charitable, philanthropic, civic, professional, religious, or like campaign, drive, movement, organization, or event. Excluded from this definition are signs which are solely devoted to prohibiting trespassing, hunting, or fishing.

SIGN AREA - the area defined by the frame or edge of a sign. When there is no geometric frame or edge to the sign, the area shall be defined

by as projected, enclosed, four-sided (straight side) geometric shape which most closely outlines the said sign.

SIGN FUNCTIONS - functions include, but may not be limited to the following categories:

- A. ADVERTISING - a sign directing attention to a business commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises whether the sign is maintained.
- B. BUSINESS - a sign directing attention to a business, commodity, service or entertainment conducted, sold or offered upon the same premises as those upon which the sign is located.
- C. DIRECTORY - a sign of permanent character, but with interchangeable letters, words or numerals, indicating the names of persons associated with, or events conducted upon, or products or services offered upon the premises whereon a sign is maintained.
- D. IDENTIFICATION - a sign other than a bulletin board, directory or nameplate sign, including the name of a permitted use, the name and address of a building, or the name of the management thereof, or the date(s) of construction thereof.
- E. INSTRUCTIONAL - a sign conveying instructions with respect to the premises on which it is maintained, such as parking lot entrance or exit signs, and danger signs.
- F. NAMEPLATE - a sign indicating the name, address and/or profession or occupation of a person.
- G. PUBLIC - signs of a noncommercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his duty, such as safety signs, street, warning and regulatory signs, temporary construction signs, danger signs, memorial plaques or citations, official court and public notices, signs of historical interest, and the like.
- H. SUBDIVISION DEVELOPMENT - a temporary sign used for the purposes of advertising the sale of lots or other parcels.

- I. TEMPORARY - a sign which is designed to advertise or announce, for a limited period, a particular event or series of events, to solicit political support, or to announce the availability for sale or lease of a particular item or items.
- J. CHANGEABLE COPY - see "SIGN, CHANGEABLE COPY."

SIGN HEIGHT - the greatest vertical dimension between the top of a sign and the ground.

SIGN SIZE - the surface display area of a sign determined by a computation as otherwise provided for in this Ordinance.

SIGN TYPES - these may include, but not be limited to the following types:

- A. AWNING - a sign which is attached to or made part of an awning.
- B. GROUND - a freestanding sign supported by uprights or braces in or upon the ground and not attached to any part of a building.
- C. HANGING - a sign designed to project beyond a front building face and perpendicular to it over a public walkway.
- D. INTEGRAL - a sign carved into stone, concrete, or similar material or made of bronze, aluminum, or other permanent type construction and made an integral part of the structure.
- E. MARQUEE - a sign attached to or hung from a marquee, canopy, or other covered structure projecting from and supported by the building.
- F. ROOF - a sign which is erected, constructed or maintained on, above or as part of the roof of any building.
- G. FACADE or WALL - a sign which is attached directly to the building and is parallel to the building.
- H. WALL PAINTED - a sign which is painted directly on the side of a building or structure.



SILL - the horizontal bottom support member of a window frame or other frame.

SILVICULTURE – the management of any wooded tract of land to insure its continued survival and welfare, whether for commercial or noncommercial purposes, pursuant to a plan approved by the New Jersey Bureau of Forestry.

SILVICULTURAL ACTIVITIES - those activities associated with the sustained management of forest land for the planting, harvesting and removal of trees.

SINGLE HOUSEKEEPING UNIT – a separate area containing separate sanitary facilities and/or cooking facilities.

SINGLE OWNERSHIP – ownership by one (1) person, or ownership by two (2) or more persons jointly as joint tenants, as tenants by the entirety or as tenants in common of a separate lot not adjacent to land in the same ownership.

SITE - shall mean the place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupations or activities that may be marked by physical remains, or it may be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may also be the location of a ruined building, structure, or object if the location itself possesses historic, cultural, or archeological significance.

SITE IMPROVEMENTS - any construction work on, or improvements in connection with development limited to streets, roads, parking facilities, sidewalks, drainage structures and utilities.

SITE PLAN - a development plan of one (1) or more lots on which is shown:

- A. The existing and proposed conditions of the lot, including but not limited to topography, vegetation, drainage, flood plains, marshes and waterways;
- B. The location of all existing and proposed buildings, drives, parking

spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures and signs, lighting, screening devices; and

- C. Any other information that may be reasonably required in order to make an informed determination concerning the adequacy of the plan in accordance with the requirements of this chapter.

SITE PLAN, MAJOR - any site plan not classified as a minor site plan.

SITE PLAN, MINOR - any development plan for not more than 1,000 square feet of additional gross floor area or less than a 10% increase in impervious coverage, or a development plan for a proposed permitted accessory use, provided that the proposed development plan:

- A. Conforms to applicable zoning regulations.
- B. Does not involve a planned development.
- C. Does not involve extension of a new street.
- D. Does not involve the extension of any off-tract improvement to be paid for in part by others.

SKY GLOW – luminance in the atmosphere caused by dust, water vapor, and other particles that reflect and scatter any stray lighting that is reflected or emitted into the atmosphere.

SOLAR SCREEN – a permitted device attached to a building to provide shading for glazed areas thereof.

SOLAR ENERGY SYSTEMS – an energy system which converts solar energy to usable thermal, mechanical, chemical or electrical energy to meet all or a significant part of a structures energy requirements.

SOIL – all unconsolidated mineral and organic material of any origin.

SPECIMEN TREE - a tree with a diameter of thirty (30) inches or greater; a unique, rare, or otherwise specifically selected plant or tree which most typically represents a whole class or group in shape or form; a tree of

historical importance; or a tree specifically designated as such by the municipality.

SPOTLIGHT OR FLOODLIGHT – any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

STABILIZED TURF OR EARTH - turf, or earth (soil), strengthened usually by the mixing of cement or lime with the original material to achieve increased strength, thereby reducing shrinkage and movement.

STANDARDS OF PERFORMANCE - standards adopted by ordinance, pursuant to N.J.S.A. 40:55d-65d, regulating noise levels, glare, earthborne or sonic vibrations, heat, electronic or atomic radiation, noxious odors and airborne particles, waste discharge, screening of unsightly objects or conditions and such other similar matters as may be reasonably required by the City or required by applicable Federal or State laws, or City ordinances.

START OF CONSTRUCTION - includes substantial improvement and means the date that the building permit was issued, provided that the "start of construction," repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The "actual start" means either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or part of the main structure.

STEALTH DESIGN - a telecommunication facility that is designed or located in such a way that the facility is not readily recognizable as telecommunications equipment (see Alternative Tower Structure).

STEEP SLOPES - slopes over 15%.

STORE, RETAIL – a building or part thereof in which or from which merchandise or services are furnished directly to the public.

STORE, WHOLESALE DISPLAY – a building or part thereof where merchandise is displayed for sale and sold at wholesale.

STORMWATER MANAGEMENT BASIN – an excavation or embankment and related areas designed to retain storm water runoff. A storm water management basin may either be normally dry (that is, a detention basin or infiltration basin), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed storm water wetlands).

STORMWATER MANAGEMENT MEASURES - broad term for structural and nonstructural control of stormwater runoff and nonpoint pollution.

STORMWATER RETENTION - a provision for the permanent storage of a fixed volume of water.

STORMWATER RUNOFF – water flow on the surface of the ground or in storm sewers resulting from precipitation.

STOREFRONT - the front of a store or shop at street level, usually having one (1) or more large windows for the display of goods or wares.

STORY – that portion of a structure included between the surface of a floor and the surface of the next floor above it or, if there is no floor above it, then the space between the floor and the ceiling next above it.

STORY, HALF - a story of which any two (2) exterior sides meet a sloping roof not more than two (2) feet above the floor of such story, or that portion of any structure herein defined as a basement.

STREAM - the bed and bank of any perennially flowing water course, including rivers, lakes and ponds.

STREAM CORRIDOR - the bed, bank, and one hundred (100) year flood zone of a perennial stream and any immediately adjacent steep slopes greater than twelve percent (12%).

STREAM CORRIDOR BUFFER - the strip of land which shall be retained in natural state subject to easement conditions which extends for a minimum of one hundred (100) feet landward of the banks or one hundred (100) year flood zone of a perennial stream, and the first fifty (50) feet of any slope greater than twelve percent (12%); whichever is greater.

STREAM FRONTAGE - the distance measured across that portion of a lot or parcel of land which is adjacent to and parallel to a watercourse.

STORMWATER MANAGEMENT - methods to reduce the volume and pollutant load of stormwater runoff from proposed land developments which can include, but may not be limited to, detention/retention basins, grass-lined swales, porous pavements, and sheet flow into vegetation.

STREET - any street, avenue, boulevard, road, parkway, viaduct, drive or other way meeting any of the following:

- A. Is an existing state, county, or municipal roadway;
- B. Is shown upon a plat heretofore approved pursuant to law;
- C. Is approved by N.J.S.A. 40:55D-1 et seq.; or
- D. Is shown on a plat duly filed and recorded in the office of the county recording officer prior to the appointment of a planning board and the grant to such board of the power to review plat; and includes the land between the street lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, sidewalks, parking areas and other areas within the street line.

STREET FURNITURE – man-made above ground items that are usually found in street rights-of-way including but not limited to benches, kiosks, bicycle racks, canopies, decorative traffic control fixtures, bus shelters and phone booths.

STREET HARDWARE - the mechanical and utility systems within a street right-of-way such as hydrants, manhole covers, traffic lights and signs, utility poles and lines, parking meters and the like.

STREET HIERARCHY - the conceptual arrangement of streets based upon function. A hierarchical approach to street design classifies streets

according to function, from high traffic arterial roads down to streets whose function is residential access. Systematizing street design into a road hierarchy promotes safety, efficient land use, and residential quality.

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

STREET, LOOP - a street that has its only ingress and egress at two points on the same subcollector or collector street.

STREETSCAPE – The built and planted element of a street which defines its character such as street lights, street signs, street furniture, special paving, enclosed walls, fences and hedges and similar features, as well as the relationship of the buildings to the street.

STRUCTURAL TRIM - the molding, battens, cappings, nailing strips, latticing, platforms and letters, figures, characters or representations in cut out or irregular form which are attached to the sign structure.

STREETSCAPE - all of the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.

STREET TREE - a tree in a public place, street, special easement or right-of-way adjoining a street constituting a large tree in size when mature.

STRUCTURE - shall mean a combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above, or below the surface of a parcel of land. For the purposes of this Ordinance, any sign shall be considered a "structure."

STUB STREET - a portion of a street for which an extension has been proposed and approved. May be permitted when development is phased over a period of time, but only if the street in its entirety has been approved in the preliminary plan.

STUCCO - an exterior finish, usually textured, composed of Portland cement, lime and sand, which are mixed with water.

SUBDIVISION - the division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale or development. Any of the following shall not be considered subdivisions within the meaning of this Ordinance if no new streets are created:

- A. Divisions of land found by the Planning Board to be for agricultural purposes where all resulting parcels are five (5) acres or larger in size;
- B. Divisions of property by testamentary or intestate provisions;
- C. Divisions of property upon court order including but not limited to judgments or foreclosures;
- D. Consolidation of existing lots by deed or other recorded instruments; and
- E. The conveyance of one (1) or more adjoining lots, tracts or parcels of land, owned by the same person or persons and all of which are found and certified by the Zoning Officer/Administrative Officer to conform to the requirements of the municipal development regulations and are shown and designated as separate lots, tracts or parcels on the tax map or atlas of the municipality. The term "subdivision" shall also include the term "resubdivision."

SUBDIVISION, MINOR - a minor subdivision of land is a subdivision that does not involve any of the following:

- A. The creation of more than two (2) lots, one (1) new lot and the remaining lot.
- B. A planned development.
- C. The extension of a new street.
- D. The extension of any off-tract improvements to be paid for in part by others.

Any subdivision application from a subdivider or owner with respect to a tract of land which has previously been subdivided or granted a minor subdivision shall be classified as a major subdivision. For this purpose, the original tract of land shall be considered any tract, shown as a separate lot as of **(fill in effective date of ordinance)** in accordance with the City Tax Maps or the principles of zoning.

A proposal to readjust lot lines with respect to existing lots, resulting in new lot configurations but not an additional lot or lots, shall be classified as a minor subdivision. No minor subdivision shall be approved which may adversely affect the development of the remainder of the parcel from which it is proposed to be divided.

SUBDIVIDER - any individual, firm, association, syndicate, copartnership, corporation, trust or any other legal entity commencing proceedings to effect a subdivision of land.

SUBDIVISION, MAJOR - any subdivision not classified as a minor subdivision.

SUBDIVISION, SITE PLANS OR DEVELOPMENT REVIEW

SUBCOMMITTEE - a subcommittee of at least three (3) Planning Board members appointed by the Chairman of the Board for the purpose of classifying subdivisions and site plans and such other duties relating to land subdivision which may be conferred on this subcommittee.

SUSTAINABLE – having the ability to accommodate and maintain population growth and economic expansion with minimal long term effect(s) on the environment.

SUSTAINABLE DEVELOPMENT – development with the goal of preserving environmental quality, natural resources and livability for present and future generations. Sustainable initiatives work to ensure efficient use of resources.

SUBSTANTIAL IMPROVEMENT - any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For the purposes of



this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places. For a designated historic structure a substantial improvement or rehabilitation shall be equal to one hundred percent (100%) of the market value of the structure not including the value of the land which the structure occupies.

SWALE - a low lying or depressed land area commonly wet or moist, which can function as an intermittent drainage way.

SWIMMING POOL, WADING - a swimming pool that is not permanently installed and meets all of the following criteria: does not require water filtration, circulation, and purification; does not exceed eighteen (18) inches in depth or a capacity of five hundred (500) gallons; and does not require braces or supports. Portable swimming pools are not subject to this Ordinance.

SWIMMING POOL, PRIVATE - a body of water artificially constructed, in whole or in part, having a depth at any point greater than eighteen (18) inches when full, located outdoors within five hundred (500) feet of any residence other than that to which it is appurtenant, used or intended to be used for swimming, bathing, wading, etc., by the owner of the pool and members of his or her household or other guests.

SWIMMING POOL, PUBLIC - any pool other than a private residential swimming pool designed to be used collectively by persons for swimming and bathing purposes including pools designed as part of any Hotel or Motel use or apartment or townhouse development.

TELECOMMUNICATIONS or TRANSMISSION TOWER - the monopole or lattice framework designed to support transmitting and receiving antennas. For purposes of this section, amateur radio transmission facilities and facilities used exclusively for the transmission of television and radio signals are not "transmission towers."

TEMPORARY FENCE - a fence that is erected for a limited time period. "Temporary fences" shall be permitted only for construction projects, carnivals and amusement fairs, religious revivals and events of a similar nature.

TEMPORARY LIGHTING – lighting that is intended to be used for a special event for seven (7) days or less.

TEMPORARY PORTABLE SANDWICH BOARD SIGN – two (2) rigid boards, connected at the top to form an A-frame, which shall be structurally stable under all reasonable wind and weather conditions.

TEMPORARY SIGN - a sign which is erected for a limited period of time, as provided in this article.

TEMPORARY 2-SIDED FREESTANDING SIGN – A single board, held vertically and supported at the bottom, which shall be structurally stable under all reasonable wind and weather conditions.

TEXTURE - the exterior finish of a surface, ranging from smooth to course.

THEATER, LEGITIMATE - shall mean an indoor facility designed and intended for live dramatic, cultural or other similar events.

THEATER, MOTION PICTURE - shall mean an indoor facility designed and intended for the showing of movies on a fixed screen.

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

TOPSOIL -

- A. The natural, undisturbed surface layer of soil having a higher level of organic matter than subsequent layers, a pH of 5.0 to 7.5, and suitable for satisfactory growth and maintenance of permanent, locally-adapted vegetation, or
- B. Where the original surface layer has been removed, the

reapplication of soil material used to cover an area so as to improve soil conditions for establishment and maintenance of adapted vegetation. The reapplied material must be friable, loamy soil reasonably free of debris, objectionable weeds, and stones; have a natural pH of 5.0 to 7.5; have organic matter content greater than 2.0 percent; and contain no toxic substances which may be harmful to plant growth.

TRACT - a parcel property or area of land comprised of one (1) or more lots adjacent to one another established by a plat or otherwise as permitted by law to be used, developed, or built upon as a unit.

TRAILER CAMP OR TRAILER PARK - any place, area, lot or tract of land which is so designed or intended for placing or locating thereon one (1) or more trailer coaches or other camp cars, as defined below, other than a garage or other similarly enclosed type of building in which such vehicles may be placed.

TRAILER, TRAILER COACH, CAMP CAR or HOUSE TRAILER - any unit which is or may be used for living, sleeping or business purposes by one (1) or more persons and that is equipped with wheels or a similar device used for the purpose of transporting said unit from place to place, whether it is self-propelled or otherwise. Whenever the word "trailer" is used herein, it shall mean and include "trailer coach" and "camp car"; except, however, that a "trailer" used as a temporary office for administrative purposes in connection with the doing of construction work in the City of Camden and which has no sanitary facilities attendant thereto is not within the meaning of this definition.

TRANSIT NODES – stops along a public transportation route where people board and disembark, often where one or more routes intersect with each other. These sites can provide ideal locations for mixed-use developments as well as transit-oriented developments.

TRANSOM – a horizontal window above a door or window, usually rectangular in shape.

TREE CANOPY – the top layer or crown of mature trees.

TREE PROTECTION ZONE - the entire area of a site exclusive of buildings, parking, driveways, streets, stormwater management facilities

and utilities plus a perimeter width around such uses as determined by this Ordinance in which an individual specimen of trees shall be retained.

TREE SAVE AREA - an area within the tree protection zone in which woodland shall be retained and active protection measures shall be taken during land development activities.

TREE, MATURE - any woody perennial plant, having a trunk or main stem with a caliper of six (6) inches or greater at maturity.

TRELLIS - light weight elements used for controlling the shape or to support climbing and other plants. In most instances, it is usually constructed on a flat plane, in a two-dimensional way, unlike an arbor, which is frequently a three-dimensional structure.

TRAILER – a wheel-based vehicle that is designed to be transported by traction and which is used or may be used as a dwelling or for the transportation or storage of goods, materials, livestock or any object. For the purposes of this Ordinance, “trailers” shall be considered buildings and are intended to be regulated as such, where trailers are permitted. The regulations of this Ordinance that apply to trailers shall also apply to the following vehicles as herein defined below:

- A. RECREATIONAL VEHICLE – a vehicle-type portable structure without permanent foundation that can be towed, hauled, or driven and is primarily designed as a temporary living accommodation.
- B. TRAVEL TRAILER – a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, and, when factory equipped for the road, it shall have a body width not exceeding eight (8) feet and a body length not exceeding thirty-two (32) feet.
- C. PICKUP COACH – a structure designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational and vacation uses.

- D. MOTORIZED HOME – a portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
- E. BOAT TRAILER – a trailer designed for the purpose of transporting a boat over land.
- F. HORSE TRAILER – a trailer designed for the purpose of transporting horses or animals over land.

TENT TRAILER – a trailer with a built-in or attached tent designed and equipped to render it suitable for use as a temporary dwelling for travel, recreational and vacation uses.

TRUCKING TERMINAL – a premises which is used for the temporary parking of motor freight vehicles between trips and for the transfer of freight between trucks or between trucks and rail facilities for shipment elsewhere and where the storage of freight or cargo is only temporary, and which also may contain facilities for dispensing motor fuels.

URN - a vase-shaped circular ornament usually set on a pedestal.

USE - the specific purpose for which a parcel of land, a building or a portion of a building is designed, arranged, intended, occupied or maintained. The term "permitted use," or its equivalent, shall not be deemed to include any non-conforming use.

USE, ACCESSORY - a use which is customarily associated with and subordinate to the principal use of a lot or a building and which is located on the same lot.

USE, PRINCIPAL - the main or primary purpose or purposes for which land and/or structure(s), or use therefore is designed, arranged, or intended or for which they may be occupied or maintained under this Ordinance. All other structures or uses on the same lot and incidental or supplementary thereto and permitted under this Ordinance, shall be considered accessory uses.

UTILITY, PRIVATE or PUBLIC -

- A. Any agency that, under public franchise or ownership, or under certificate of convenience and necessity, or by grant of authority by

a governmental agency, provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage collection, or other similar service.

- B. A closely regulated enterprise with a franchise for providing a needed service.

UTILITIES - those utilities that are essential to the safe and sanitary operation of a household, and shall include water, sewer, electric, and heat. "Utilities" shall specifically not include cable television or telephone.

UTILITY AREA - a flexible space within the right-of-way designated for the installation of utility lines and facilities.

UTILITY AUTHORITY - any "sewerage authority" as defined in N.J.S.A. 40:14A-3 or any "municipal authority" as defined in N.J.S.A. 40:14B-3.

UTILITY RIGHT-OF-WAY - the lands required for the installation and maintenance of public utilities.

VARIANCE - means permission to depart from the literal requirements of a zoning ordinance, pursuant to N.J.S.A. 40:55D-40b, 70c, and 70d.

VEHICULAR SIGN - any sign permanently or temporarily attached to a nonoperating vehicle, including but not limited to a car, truck, van or bus.

VERNACULAR – a regional or area-wide adoption of an architectural style or styles; usage has intrinsically resolved the architectural response to climate, construction techniques, and to some extent, social mores.

WAIVER - a deviation from a required submission item, performance standard, or design standard.

WAREHOUSE – a building used for the temporary storage of goods, materials or merchandise for later or subsequent distribution or delivery elsewhere for purposes of processing or sale.

WATERCOURSE - any depression below to elevation of surrounding land serving to give direction to a current or flow of water having a bed and well-defined bank.

WETLAND, FRESHWATER - lands that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation pursuant to N.J.A.C. 7:7A-1.4.

WIRELESS COMMUNICATIONS - any personal wireless services as defined in the Federal Telecommunications Act of 1996 which includes FCC licensed commercial wireless telecommunications services including cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging and similar services that currently exist or that may in the future be developed. It does not include any amateur radio facility that is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas, nor does it include non-cellular telephone service.

WIRELESS TELECOMMUNICATION FACILITY - a facility designed and used for the purpose of transmitting, receiving, and relaying voice and data signals from various wireless communication devices including transmission towers, antennas and ancillary facilities. For purposes of this section, amateur radio transmission facilities and facilities used exclusively for the reception of television and radio broadcasts are not telecommunication facilities.

YARD - an open space, as may be required by this Ordinance, of uniform width or depth on the same lot with a building or a group of buildings, which open space lies between the principal building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward except as herein permitted.

YARD, FRONT - a yard extending across the full width of the lot and lying between the front or street line and the nearest wall or part of the building. The depth of a "rear yard" shall be measured at right angles to the rear of the lot in the same manner as specified herein for the measurement of lot depth.

YARD, REAR - a yard extending across the full width of the lot lying between the rear line of the lot and the nearest wall or part of the building. The depth of a "rear yard" shall be measured at right angles to the rear of

the lot in the same manner as specified herein for the measurement of lot depth.

YARD, SIDE - an open, unoccupied space between the side line of the lot and the nearest wall or part of the building and extending from the front yard to the rear yard, or in the absence of either of such yards, to the front or rear lot lines, as the case may be. The width of a "side yard" shall be measured at right angles to the side line of the lot.

YARD, REQUIRED - any yard measured between a line drawn parallel to a street or lot line at a distance there from equal to the respective yard dimension required by this Ordinance.

ZONING DISTRICT - a finite area of land, as designated by its boundaries on the zoning map, through which specific and uniform regulations govern the use of land and/or the location, size and use of buildings.

ZONING MAP - the map annexed to and made part of this Ordinance indicating zoning boundaries.

ZONING OFFICER/ADMINISTRATIVE OFFICER - the municipal official assigned to carry out the literal provisions of the Land Development Ordinance.

ZONING PERMIT - a document, also referred to as "Zoning Compliance Approval," signed by the Zoning Officer/Administrative Officer which is required by Ordinance as a condition precedent to the commencement of a use or the erection, construction, reconstruction, alteration, conversion or installation of a structure or building, and which acknowledges that such use, structure or building complies with the provisions of the Land Development Ordinance or variance there from duly authorized by a municipal agency pursuant to N.J.S.A. 40:55-D-60 and 40:55D-70.



## ARTICLE III -- ZONING DISTRICTS, RULES AND REGULATIONS

**577-19**      **Establishment of Zoning Districts.** For the purpose of lessening congestion in the streets; securing safety from fire, panic, and other dangers; protecting health, morals, or the general welfare; providing adequate light and air; preventing the overcrowding of land or buildings; and avoiding undue concentration of population, with reasonable consideration to the character of the district and its peculiar suitability for particular uses and with the objective of conserving the value of property and encouraging the most appropriate use of land throughout the municipality, the City of Camden is hereby divided into twenty-four (24) zones as follows:

R-1	Residential
R-2	Residential
R-3	Residential
C-1	Commercial
C-2	Commercial
C-3	Commercial
C-4	Commercial
LI-1	Light Industrial
LI-2	Light Industrial
GI-1	General Industrial
GI-2	General Industrial
US	University and Support
PRI	Port Related Industrial
OLI	Office Light Industrial
TOD	Transit Oriented
MW-1	Mixed Waterfront
MW-2	Mixed Waterfront
MS	Medical Support
CV-1	Conservation Overlay
CV-2	Conservation Overlay
CC	Center City
H	Historic Overlay
HC	Historic Conservation Overlay
S	Stream and River Corridor Protection and Management Overlay

**577-20**      **Zoning Map.** The boundaries of the zoning districts are established on the map entitled “Zoning Map of the City of Camden” dated January 7,

1999 and revised March 1, 2011, which accompanies and is attached hereto, and is hereby made part of the Ordinance dated February 8, 2011.

**577-21**      **Effect of Establishment of Districts.**

Every building hereafter erected or moved shall be on a lot adjacent to a public street, and all structures shall be as located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.

**577-22**      **Interpretation of Zone District Boundaries.** In determining the boundaries of zone districts shown on the Zoning Map, the following rules shall apply:

- A.      Where district boundary lines are indicated as approximately following the center lines of streets, street lines or right-of-way lines, waterways, or railroad rights-of-way or such lines extended, such center lines shall be construed to be such boundaries.
- B.      District boundary lines are intended to follow street, lot or property lines as they exist on plats of record unless such district boundaries are fixed by dimensions as shown on the Zoning Map.
- C.      Where such boundaries are fixed by dimensions and where they approximately follow lot lines and where they are not more than ten (10) feet distant there from, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.
- D.      Where district boundaries are so indicated that they are running parallel to the center lines or street lines of streets, such district boundaries shall be construed as being parallel thereto, and at such distances there from as indicated on the Zoning Map.
- E.      Whenever any street or public way is vacated by official action, the zoning districts adjoining the side of such public way shall be automatically extended to include the right-of-way thus vacated which shall henceforth be subject to all regulations of the extended district or districts. In general, where the vacated right-of-way is bounded on either side by more than one (1) district, the former center line of such right-of-way shall determine extension of each

district. The land formerly within the vacated right-of-way shall henceforth be subject to all regulations of the extended zone or zones.

- F. In all other cases where dimensions are not shown on the Zoning Map, the location of boundaries shown on the map shall be determined by the Zoning Officer/Administrative Officer by application of a scale thereto.
- G. In cases of uncertainty or disagreement as to the true location of any district boundary line, the determination thereof shall be with the Zoning Board of Adjustment after conducting a public hearing.

**577-23**      **Principal and Accessory Buildings.**

Unless otherwise specifically permitted within this Ordinance, no more than one (1) principal dwelling or building shall be permitted on one (1) lot. Any accessory building attached to a principal building by a common wall, an abutting wall or a roof shall be considered part of the principal building and shall adhere to the yard requirements for the principal building.

**577-24**      **Uses to Conform.**

No building shall hereafter be erected and no existing building shall be moved, structurally altered, rebuilt, added to or enlarged and no land shall be used for any purpose other than those included among the uses listed as a permitted use in each zone by this Article and meeting the requirements set forth in this Ordinance.

**577-25**      **General District Regulations.**

No development shall take place within the City nor shall any land be cleared or altered, nor shall any watercourse be diverted or its channel or floodplain dredged or filled, nor shall any parking areas, accessory or otherwise or access ways thereto, be constructed, installed, or enlarged, nor shall any building permit be issued with respect to any such structure, land or parking area except in accordance with an approval of such development granted pursuant to this Ordinance unless exempted in accordance with Section 577-42 of this Ordinance. Where a lot is formed from part of a lot already occupied by a building, such subdivision shall be effected in such a manner as not to impair any of the requirements of this

Ordinance with respect to the existing building and all yards and other open space in connection therewith and so that all resulting lots have adequate dimensions consistent with the requirements of the zoning district in which it is located.

Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance, or regulation, the provisions of this Ordinance shall be controlling. Where the provisions of any statute, other ordinance, or regulation impose greater restrictions than this Ordinance, the provisions of such statute, other ordinance, or regulations shall be controlling.

**577-26**      **Conformity with Provisions.**

- A.      No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be designed, used or intended to be used, for any purpose or in any manner other than as specified among the uses, hereinafter listed as permitted in the district in which such building or land is located.
  
- B.      No building shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the district in which such building is located.
  
- C.      No building shall be erected, no existing building shall be altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity to the yard, lot area and building location regulations hereinafter designated for the district in which such building or open spaces is located.
  
- D.      No yard or other open space provided about any building for the purpose of complying with the provisions of this Article shall be considered as providing a yard or open space for any other building, and no yard or other open space on one (1) lot shall be considered as providing a yard or open space for a building on any other lot except that such parking spaces as may be required for certain uses as specified in other sections of this Ordinance and which need not be provided on the same lot as the principal

structure or use shall be considered as part of the open space required for the continuance of such use but may be relocated in a manner so as to conform in all other respects to Ordinance requirements and subject to approval by the Planning Board.

- E. The Planning Board may waive the requirements of this Ordinance for minimum lot size only for such lots that were in individual private ownership and so indicated in the public records at the time of passage of this Ordinance and surrounded by improved properties which prevent the acquisition of such additional land as may permit compliance with the terms of this Ordinance.
- F. Every principal building shall be built upon a lot with frontage upon a public street improved to meet City standards or for which improvements have been insured by the posting of a performance guaranty pursuant to the subdivision regulations of the City. In the case of lots not comprising portions of a plan of lots approved pursuant to the subdivision regulations of the City, the minimum City standard of street improvement shall be a thirty-foot roadway paved with a durable and permanent surface on a properly prepared sub-grade, the construction of which shall be reviewed, inspected and approved by the appropriate City authorities. These street improvements shall be made from the nearest public street to the farther most property line of the subject lot.

**577-27**      **Lot Frontage for Irregular Lots.**

In the case of an irregular lot in which the side lot lines are not parallel, the average width of the lot may be substituted for the required minimum lot frontage, but the street lot frontage shall not be less than eighty percent (80%) of the minimum required width.

**577-28**      **Required Open Space to Apply to One Building.**

No yard or other open space provided about any buildings for the purpose of complying with the provisions of this Article shall be considered as providing a yard of open space for any other building, and no yard or other space on another lot shall be considered as providing a yard or open space for a building on any other lot.

**577-29**      **Sight Triangles at Intersections.**

At the intersection or interception of two (2) or more streets, no hedge, fence or wall higher than three (3) feet above curb level nor any obstruction to vision other than a post or tree not exceeding one (1) square foot in cross section shall be permitted within the triangular area formed by the intersecting street lines and a straight line joining points located on said street lines thirty (30) feet distant from their point of intersection.

**577-30**      **Lots Fronting Streets Proposed to be Widened.**

When a lot has frontage on a street right-of-way which has been designated for widening by the City of Camden or the County of Camden or the State of New Jersey, the required front yard area shall be measured from the proposed right-of-way line, which shall, in all cases, be a minimum of twenty-five (25) feet from the road center line.

**577-31**      **Outdoor Storage.**

- A.      The outdoor storage of goods, articles, appliances and vehicles shall be prohibited in all non-residential districts unless items being stored are to be sold on the premises. The articles and goods, etc., shall be screened in a manner which prevents their being viewed from any residential property.
  
- B.      Outdoor storage of any kind shall not be permitted on the premises in any residential district except in connection with the construction of a structure to be erected on the premises, unless specifically permitted elsewhere in this Ordinance.

**577-32**      **Identification of Buildings.**

All principal buildings in all districts shall be clearly identified as to building number, house number, street number or name by means of a small, unobstructed sign, clearly visible and readable from the main abutting street. Such sign shall be attached either to the outer most doors or some portion of the outer most structure or affixed to a lamppost. Any sign or legend other than a building number, house number or street number shall comply with all requirements for signs, as herein set forth. The house number, street number, building number or name shall be assigned by the

Construction Official upon the approval of the building plans.

**577-33**      **Appearance of Buildings in Residential Districts.**

Within any residential district, no building shall be constructed or altered in any manner so that its exterior design and appearance is not compatible and harmonious with the general atmosphere and character of the neighborhood. Typical commercial and storefront designs are prohibited as shall otherwise be determined by the Planning Board.

**577-34**      **Building Permits Issued Prior to this Ordinance.**

Nothing contained in this Ordinance shall require any change in the plans, construction or designated use of a building complying with existing law, a permit for which shall have been issued and the construction of which shall have been started before the date of first publication of notice of a public hearing on this Ordinance.

**577-35**      **Vehicles Containing Advertising Matter.**

- A. Any vehicle containing advertising matter intended to promote an interest in any business or any commercial vehicle used in connection with any business or commercial activity shall not be parked, stored or maintained in any residential zone district except in compliance with the following conditions:
  - 1) Not more than one (1) commercial vehicle per dwelling unit shall be kept on a lot.
  - 2) The vehicle shall not exceed eight thousand (8,000) pounds gross vehicle weight.
  - 3) The vehicle is used by a resident of the dwelling unit.
- B. This Section shall apply to all vehicles which are customarily considered commercial vehicles, whether or not such vehicles shall carry a commercial registration

**577-36**      **Permitted Uses in all Districts.**

The following uses are permitted in all districts:

- A. All facilities owned or operated or hereafter owned or operated by the City of Camden or by any authority or agency created by it.
- B. Institutional uses; eleemosynary or philanthropic institutions.
- C. Community gardens.
- D. Reforestation.

**577-37 Prohibited Uses in all Districts.**

All uses not expressly permitted by this Ordinance are prohibited in all districts (unless permitted by conditional use permit as elsewhere in this Ordinance provided), such prohibition to include but not be limited to the following:

- A. Adult entertainment uses.
- B. Amusement arcade.
- C. Automobile wrecking.
- D. Artist Body Painting and Photographic Studio.
- E. Billboards.
- F. Body Piercing Establishments.
- G. Check Cashing Facilities.
- H. Dumping or outdoor storage of waste or scrap material uses; dumps. Storage of hazardous materials; ammunition, explosives and fireworks.
- I. Drug paraphernalia stores.
- J. Drug treatment centers.
- K. Firearms Dealers.



- L. Heliports.
- M. Junk yard and dumps.
- N. Massage parlors.
- O. Methadone Clinics.
- P. Lodging houses, boarding houses and rooming houses.
- Q. Trailer camp, trailer park, or mobile home park.
- R. Any use pursuant to the standards set forth in this Ordinance and/or standards as established by the NJDEP, which emits excessive or objectionable amounts of dust, fumes, noise, odor, smoke, vibrations or waste products.
- S. The use of any portable building or structure, stationary vehicle or stand of any description for the purpose of displaying or selling of food, merchandise or commodities of any kind except in the US University Support and the CC Center City Zone districts.
- T. The use of a building or structure of a temporary nature on any lot or parcel of land for living or sleeping purposes in any district on either a temporary or permanent basis.
- U. Prisons, correctional facilities.
- V. Tattoo Parlors.
- W. Pawn Shops.
- X. Roadside Stands.
- Y. An operation open between the hours of 1:00 a.m. and 6:00 a.m., unless selling food for on or off-premises consumption, that has little or no impact on adjacent and nearby uses, i.e. within 200 feet of the property lines.
- Z. Conversion of Hotels or Motels into multi-family dwelling units.

**Restricted Uses**

- A. Aircraft. The landing, taking off, parking, storing or maintaining of any aircraft or airborne vehicle, except in connection with an airport, shall be prohibited.
- B. Junk vehicles. The maintenance in any yard, area or open space of any non-registered, inoperable, wrecked or junked automobile or vehicle, except as otherwise specifically permitted by any provision of this Ordinance, shall be prohibited.
- C. Commercial vehicles.
- 1) The parking, storing, keeping or maintaining of any commercial vehicle on any street or in the open on any residential property or in any residential zone district, shall be prohibited.
  - 2) The garaging of more than one (1) commercial vehicle per property exceeding three-fourths-ton rated capacity on any residential property or in any residential zone district, shall be prohibited.
- D. Trailers. The parking, storing, keeping or maintaining of trailers, except as otherwise specifically permitted by any provision of this Ordinance, shall be prohibited.
- E. Garage sales. A person may conduct not more than three (3) sales, commonly known as “garage, porch, attic, basement or lawn sales,” on his or her premises in any one (1) calendar year. The sale shall generally be known as a “garage sale”, which is defined as any public sale of used personal property in a residential area of the City, commencing not earlier than 9:00 a.m., terminating by sundown and extending no more than a two-day period. “Garage sales” shall offer only used items and personal property owned by the residents where the sale is held. No new merchandise shall be offered for sale. No new merchandise from sources other than the home in question shall be brought in and offered for sale.

**Conditional Uses.**

Any use listed as a Conditional Use in a particular zone district may be permitted by the Planning Board, but only after it has determined that the development proposal complies with the conditions and standards set forth in this Ordinance for the location and operation of such use. All Conditional Uses shall comply with the following requirements and standards in addition to those set forth elsewhere in this Ordinance:

- A. Before a building permit or certificate of occupancy shall be issued for any Conditional Use as permitted by this Article, application shall be made to the Planning Board. The Planning Board shall grant or deny said application within ninety five (95) days of submission of a complete application by a developer to the Zoning Officer/Administrative Officer, or within such further time as may be consented to by the applicant.
- B. All proposed structures, equipment, or material shall be readily accessible for fire and police protection.
- C. The proposed use shall be of such location, size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, shall be free of nuisance characteristics, and shall not be detrimental to the orderly development of adjacent properties (particularly if it is located in a historic, historic conservation or residential zone) in accordance with the zoning classification of such properties.
- D. In addition to the above, in the case of any use located in, or directly adjacent to, a residential zone or use:
  - 1. The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access street shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the said residential zone or use, or conflict with the normal traffic of the neighborhood; and

2. The location and height of buildings; the location, nature, and height of walls and fences, and the nature and extent of landscaping on the site, shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, nor materially affect the value of property.
- E. Each application for a Conditional Use shall be accompanied by a proposed site plan showing the size and location of the lot, the location of all buildings and proposed facilities including access drives, parking areas, and all streets.
- F. In all requests for approval of a Conditional Use, the burden of proof shall be on the applicant. In making its decision on an application for a Conditional Use, the Board shall take no action which will be detrimental to the public welfare or which will substantially impair the intent or purpose of this Ordinance. The Board shall be guided by the following principles:
1. The proposed use will not be prejudicial to the character of the neighborhood.
  2. The proposed use does not affect adversely the general plans for the physical development of the City, as embodied in this Ordinance and in any master plan or portion thereof.
  3. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.
  4. The proposed use will not be affected adversely by the existing uses.
  5. The proposed use will adequately provide for access facilities for the estimated traffic from public streets and sidewalks.
  6. The proposed use shall be subject to the off-street parking, loading and service requirements of this Ordinance.

7. Screening or buffer strips, as required, shall be installed.
  8. No outdoor floodlighting or spotlighting shall be permitted to shine directly or indirectly on any abutting property.
  9. The proposed use shall be reasonable in terms of the logical, efficient and economical extension of public services and facilities, such as water, sewers, police and fire protection, transportation, recreation and public schools.
  10. Each proposed use shall be further subject to specific conditions as set forth in this Ordinance.
- G. Any lot for which a Conditional Use may be granted shall be deemed to be a conforming use in the district in which such use is located, except as provided in Section H below, provided that such approval shall affect only the lot or portion thereof for which such use shall have been granted.
- H. In case of review of the Conditional Use, the Planning Board may impose such reasonable conditions, including but not limited to the placing of fencing and screening as will minimize the impact it has upon surrounding residential properties. In such cases, the Planning Board may also permit reasonable changes in existing structures on the land, within the limitation of the zone in which said use is located, for the purpose of limiting the open use of the land.

**577-40 Uses Requiring Site Plan Approval.**

All activities except the following shall require site plan approval:

- A. The construction, customary use, and modification of single-family detached dwelling units and two-family dwellings.
- B. Accessory structures such as private garages, swimming pools, storage sheds, etc., which are incidental to single-family detached dwellings.
- C. Fences; provided that the fence does not violate a condition of prior variance approval, and further provided that if the proposed fence is to be located on a site developed for nonresidential use, the

fence shall not alter the means of ingress and egress as approved by the Planning Board.

- D. Paving of an unpaved driveway on property developed for single-family dwellings; provided that the paving shall not violate a condition of a prior variance approval.
- E. Construction which is determined by the Zoning Officer/Administrative Officer to constitute ordinary repairs, as defined by the State of New Jersey Department of Community Affairs Uniform Construction Code.
- F. A proposed development involving a change in use or occupancy but not affecting existing circulation, drainage, building arrangements, landscaping, buffering, lighting, off-street parking, and other considerations of site plan review. Normal maintenance or replacement such as a new roof, painting, new siding or similar activity is exempt from site plan approval.
- G. Interior alterations or work on exterior building facades, windows or roofing. However, issuance of a building permit for the work in no way limits the City's authority to require future site plan approval based upon the proposed use of the building.
- H. Any change in the occupancy of a building or the utilization of a building or land which does not require more off-street parking spaces than the previous use based upon parking requirements this Ordinance.
- I. Any structure or use for which a site plan review application was made to the Planning Board prior to the effective date of this Ordinance under City ordinances and regulations then in effect superseded by this Ordinance and that is developed in accordance with an approval of such application heretofore given by the Planning Board pursuant to said prior ordinances and regulations for which a building permit is on file with the Construction Official as of the effective date of this Ordinance, provided that such approval is less than two (2) years old.
- J. Soil disturbance of less than one hundred (100) cubic yards in total

and regardless of the time span required to accomplish the proposed disturbance, except that nothing shall be constructed to prevent the otherwise lawful excavation or cutting, stripping, or other change in the existing configuration of the land for the following purposes and no others;

- K. Gardening for noncommercial purposes.
- L. Horticultural uses when in accordance with accepted practices approved by the County Soil Conservation District.
- M. The construction or reconstruction of curbs, sidewalks, private residential driveways, drainage systems, and other utility service connections, provided that all other City, County, and State approvals have been received.
- N. Installation, removal, replacement or maintenance of landscaping, including trees, shrubs, flowers, and cover where the existing land contours are not changed by more than one (1) foot.

Site plans for uses of all property, except individual single-family detached residences and those exemptions listed above, shall in addition to conforming to any and all regulations pertaining thereto that are specifically set forth in this Ordinance, be reviewed and approved by the Planning Board prior to this issuance of a zoning permit. In considering any site plan, the Planning Board shall be governed by the objectives and standards contained within this Ordinance.

**577-41**

**Area, Yard and Building Requirements.**

- A. The schedule of regulations entitled "Schedule of Area, Yard and Building Requirements," made a part hereof, applying to the uses of land and buildings, the yard and other open spaces to be provided contiguous thereto and all other matters contained therein, as indicated for the various zones established by this Ordinance, is hereby declared to be a part of this Ordinance and is incorporated herein by reference and may be found at the end of this Ordinance.
- B. The regulations listed for each zone as designated, reading from left to right across the aforesaid schedule, are hereby prescribed

for such zones, subject to the other provisions in this Ordinance, and shall be deemed to be the minimum requirements in every instance of their application, unless otherwise stated.

**577-42      Waiver of Site Plan and Subdivision Standards/Review.**

The rules, regulations, and standards set forth in this article shall be considered the minimum requirements for the protection of the public health, safety and welfare of the citizens of the City. Any action taken by the Board under the terms of this article shall give primary consideration to the above mentioned matters and to the welfare of the entire community. However, if the applicant can clearly demonstrate that, because of peculiar conditions pertaining to his land, the literal enforcement of this Ordinance is impracticable or will exact undue hardship, the Planning Board may permit such exemption(s) and waiver(s) as may be reasonable, within the general purpose and intent of the rules, regulations and standards established by this ordinance. The Planning Board may waive the requirements for site plan approval where there is a change in use or occupancy and no extensive construction or improvements (or de minimis construction or improvements) are sought. The waiver may be granted only upon a resolution by the Board's finding that the use will not affect existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of site plan approval and that the existing facilities do not require upgraded or additional site improvements. The application for a waiver shall include a discussion of the prior use of the site, the proposed use and its impact. The waiver can be granted only at a public meeting. An application for plan waiver shall be considered to be an application for site plan approval so as to authorize and permit the Planning Board to exercise its ancillary powers to hear variance requests pursuant to N.J.S.A. 40:55D-60.

**577-43      Issuance of Approvals and Relief from Provisions Requiring No Indebtedness to the City.**

- A. No person, taxable association, entity, partnership or corporation shall be entitled to any approval, relief or remedy under this Article by the Zoning Officer/Administrative Officer, Planning Board or the Zoning Board of Adjustment of the City of Camden, or any other commissions having advisory powers pursuant to this article,



unless a certification is obtained from the Collector of Taxes of the City of Camden showing the applicant or petitioner to be free and clear of any and all monetary obligations owing to the City of Camden by way of municipal taxes, fees, water and sewer charges, judgment or any other indebtedness created by law.

- B. The applicant for any relief or remedy within the jurisdiction and purview of this article shall execute an affidavit attesting to the absence of any liability as stated herein to the City, in a form prescribed by the City Attorney, prior to final approval by the Planning Board, the Zoning Board of Adjustment or the City Council, in the appropriate case.

**577-44**      **Residence in Trailers Only in Trailer Camps or Trailer Parks.**

- A. No person shall reside in a unit defined as a "trailer," "house trailer," "trailer coach," "camp car "or" mobile home" in this Article except in those areas duly licensed and designated as "trailer parks" or "mobile home parks."
- B. No person, partnership, corporation, association or other entity shall use any unit defined as a "trailer house," "trailer," "trailer coach," "camp car," or "mobile home" in this Article for any commercial or industrial purpose except those units used at construction sites in connection with the erection of new buildings or the renovation of existing buildings. In the latter event, the unit shall be removed no later than fifteen (15) days after the completion of said construction.

**577-45**      **Planning Board/Zoning Board Jurisdiction.**

In this Ordinance, any reference to the "Planning Board" shall be considered to refer to the Zoning Board of Adjustment in those instances with the Zoning Board of Adjustment has jurisdiction as granted by the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and vice versa.

**577-46**      **Bylaws.**

The Planning Board and Zoning Board of Adjustment may, from time to time, promulgate such rules and regulations as it may deem necessary for the proper internal administration of this Ordinance. A copy of such rules

and regulations shall be kept in the City offices on file with the City Clerk and the Zoning Officer/Administrative Officer.

## ARTICLE IV -- R-1 RESIDENTIAL ZONE

**577-47** **Permitted Uses.** In the R-1 Residential Zone, no building, structure or premises shall be used, and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Single-family detached dwellings.
- B. Semi-detached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouse (attached/row) dwellings.
- E. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- F. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- G. Public, private, or parochial educational institutions.

**577-48** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Inground and Above-Ground Swimming Pools and/or other structures customarily incidental to a private swimming pool on a property, subject to the requirements of Section 577-193.
- B. Accessory Buildings and Structures, subject to the requirements of Section 577-189.
- C. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230 - 241.
- D. Fences and Walls, subject to the requirements of Section 577-197.
- E. Signs, subject to the requirements of Section 577-253.
- F. Porches, decks and patios, subject to the requirements of Section 577-190.

**577-49**      **Prohibited Uses.** Any use not listed above shall be prohibited in the R-1 Residential Zone, and specifically the following:

- A.      Signs in any form except as permitted in this Ordinance.
- B.      Lodging houses, boarding houses, rooming houses, multi-family dwellings or any combination thereof.
- C.      Wireless Telecommunication Facilities.

**577-50**      **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A.      Places of Worship, subject to the requirements of Section 577-209.
- B.      Community Residences for Persons with Head Injuries and for the Developmentally Disabled and/or Community Shelters for Victims of Domestic Violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for single-family detached dwellings located within this zone and to the requirements of Section 577-204.
- C.      Family Day Care homes, subject to the requirements of Section 577-202.
- D.      Parabolic dish antennae, subject to the requirements of Section 577-210.
- E.      Public utility facilities, subject to the requirements of Section 577-191.
- F.      Cemetery, subject to the requirements of Section 577-208.
- G.      Home occupation and home professional offices, subject to the requirements of Section 577-201.

**577-51**      **Area Regulations.** See Table 1 on next page.

**Table 1  
Area Regulations for the R-1 Residential District**

REQUIREMENTS	BULK STANDARDS			
	TYPE OF DEVELOPMENT			
	Single-Family	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	3,000 sq. ft.	6,000 sq. ft.	2,000 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	4,000 sq. ft.	8,000 sq. ft.	3,000 sq. ft.
Minimum lot width	30 ft.	30 ft.	60 ft.	20 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.
Maximum height <sup>7</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.
Minimum depth of front yard <sup>8</sup>	10 ft.	10 ft.	10 ft.	10 ft.
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	N/A <sup>5</sup>
Minimum width of each side yard	10 ft.	10 ft. <sup>2</sup>	10 ft.	See Note 6
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.	20 ft.
Maximum lot building coverage	40%	40%	40%	60%
Maximum lot impervious coverage	60%	60%	60%	80%

Table 1 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft. for common wall.
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.

4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 10 ft.
7. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
8. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
9. Maximum residential gross density is 15 dwelling units per acre.

## ARTICLE V -- R-2 RESIDENTIAL ZONE

**577-52** **Permitted Uses.** In the R-2 Residential Zone, no building, structure or premises shall be used, and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Single-family detached dwellings.
- B. Semi-detached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouse (attached/row) dwellings.
- E. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- F. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- G. Public, private, or parochial educational institutions.

**577-53** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Inground and Above-Ground Swimming Pools and/or other structures customarily incidental to a private swimming pool on a property, subject to the requirements of Section 577-193.
- B. Accessory Buildings and Structures, subject to the requirements of Section 577-189.
- C. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230 - 241.
- D. Fences and Walls, subject to the requirements of Section 577-197.
- E. Signs, subject to the requirements of Section 577-253.
- F. Porches, decks and patios, subject to the requirements of Section 577-190.

**577-54**      **Prohibited Uses.** Any use not listed above shall be prohibited in the R-2 Residential Zone, and specifically the following:

- A.      Signs in any form except as permitted in this Ordinance.
- B.      Lodging houses, boarding houses, rooming houses, multi-family dwellings or any combination thereof.
- C.      Wireless Telecommunication Facilities.

**577-55**      **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A.      Place of Worship, subject to the requirements of Section 577-209.
- B.      Community Residences for Persons with Head Injuries and for the Developmentally Disabled and/or Community Shelters for Victims of Domestic Violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for single-family detached dwellings located within this zone and to the requirements of Section 577-204.
- C.      Family Day Care homes, subject to the requirements of Section 577-202.
- D.      Parabolic dish antennae, subject to the requirements of Section 577-210.
- E.      Public utility facilities, subject to the requirements of Section 577-191.
- F.      Cemetery, subject to the requirements of Section 577-208.
- G.      Home occupation and home professional offices, subject to the requirements of Section 577-201.

**577-56**      **Area Regulations.** See Table 2 on next page.



**Table 2  
Area Regulations for the R-2 Residential District**

REQUIREMENTS	BULK STANDARDS			
	TYPE OF DEVELOPMENT			
	Single-Family	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	2,000 sq. ft.	4,000 sq. ft.	2,000 sq. ft.
Maximum lot area per dwelling unit or site area	8,000 sq. ft.	4,000 sq. ft.	8,000 sq. ft.	3,000 sq. ft.
Minimum lot width	30 ft.	20 ft.	40 ft.	20 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.
Maximum height <sup>7</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.
Minimum depth of front yard <sup>8</sup>	10 ft.	10 ft.	10 ft.	10 ft.
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	N/A <sup>5</sup>
Minimum width of each side yard	10 ft.	10 ft. <sup>2</sup>	10 ft.	See Note 6
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.	20 ft.
Maximum lot building coverage	40%	40%	40%	60%
Maximum lot impervious coverage	60%	60%	60%	80%

Table 2 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft. for common wall.
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.

4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 10 ft.
7. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
8. A front yard setback shall be provided to be not less than five (5) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
9. Maximum residential gross density is 22 dwelling units per acre.

## ARTICLE VI -- R-3 RESIDENTIAL ZONE

**577-57** **Permitted Uses.** In the R-3 Residential Zone, no building, structure or premises shall be used, and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Single-family detached dwellings.
- B. Semi-detached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouse (attached/row) dwellings.
- E. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- F. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- G. Public, private or parochial educational institutions.

**577-58** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Inground and Above-Ground Swimming Pools and/or other structures customarily incidental to a swimming pool on a property subject to the requirements of Section 577-193.
- B. Accessory Buildings and Structures, subject to the requirements of Section 577-189.
- C. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230 - 241.
- D. Fences and Walls, subject to the requirements of Section 577-197.
- E. Signs, subject to the requirements of Section 577-252.
- F. Porches, decks and patios, subject to the requirements of Section 577-190

**577-59**      **Prohibited Uses.** Any use not listed above shall be prohibited in the R-3 Residential Zone, and specifically the following:

- A.      Signs in any form except as permitted in this ordinance.
- B.      Lodging houses, boarding houses, rooming houses, multi-family dwellings or any combination thereof.
- C.      Wireless Telecommunications Facilities.

**577-60**      **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A.      Places of worship.
- B.      Community Residences for Persons With Head Injuries and for the Developmentally Disabled and/or Community Shelters for Victims of Domestic Violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for single-family detached dwellings located within this zone and to the requirements of Section 577-204.
- C.      Family Day Care homes, subject to the requirements of Section 577-202.
- D.      Parabolic dish antennae, subject to the requirements of Section 577-210.
- E.      Public utility facilities, subject to the requirements of Section 577-191.
- F.      Cemetery, subject to the requirements of Section 577-208.
- G.      Home occupation and home professional offices, subject to the requirements of Section 577-201.

**577-61**      **Area Regulations.** See Table 3 on next page.

**Table 3  
Area Regulations for the R-3 Residential District**

REQUIREMENTS	BULK STANDARDS			
	TYPE OF DEVELOPMENT			
	Single-Family	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>
Minimum lot area per dwelling unit or site area	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	1,500 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	3,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.
Minimum lot width	20 ft.	20 ft.	20 ft.	20 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	75 ft.
Maximum height <sup>7</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.
Minimum depth of front yard <sup>8</sup>	10 ft.	10 ft.	10 ft.	10 ft.
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	N/A <sup>5</sup>
Minimum width of each side yard	10 ft.	10 ft <sup>2</sup>	10 ft.	See Note 6
Minimum depth of rear yard	10 ft.	10 ft.	10 ft.	10 ft.
Maximum lot building coverage	60%	60%	60%	60%
Maximum lot impervious coverage	80%	80%	80%	80%

Table 3 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft for common wall
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.
4. One of a series of three (3) or more dwellings attached side by side in a row.

5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 10 ft.
7. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
8. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
9. Maximum residential gross density is 29.5 dwelling units per acre.

## ARTICLE VII -- C-1 COMMERCIAL ZONE

**577-62**     **Permitted Uses.** In the C-1 Commercial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following uses:

- A.     Single-family detached dwellings.
- B.     Semi-detached dwellings.
- C.     Duplex (two-family) dwellings.
- D.     Townhouse (attached/row) dwellings.
- E.     Banks, financial and insurance offices.
- F.     Business services.
- G.     Club, social or fraternal.
- H.     Convenience stores.
- I.     Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors and psychiatrists.
- J.     Offices, office building and office complex.
- K.     Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
- L.     Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- M.     Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods,

musical, professional and office supplies and packed goods when sold only on the premises

- N. Residential uses above non-residential first floor.
- O. Restaurants, not including carryout and drive-through.
- P. Retail food establishments.
- Q. Shopping centers.
- R. Tavern or bar.
- S. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- T. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- U. Public, private or parochial educational institutions.

**577-63** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Inground and Above-Ground Swimming Pools and/or other structures customarily incidental to a private swimming pool on a property, subject to the requirements of Section 577-193.
- B. Accessory Buildings and Structures, subject to the requirements of Section 577-189.
- C. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230 - 241.
- D. Fences and Walls, subject to the requirements of Section 577-197.
- E. Signs, subject to the requirements of Section 577-253.
- F. Sidewalk café, subject to the requirements of Section 577-217.

**577-64** **Prohibited Uses.** Any use not listed above shall be prohibited in the C-1



Commercial Zone, and specifically the following:

- A. Signs in any form except as permitted in this Ordinance.
- B. Lodging houses, boarding houses, rooming houses, group homes, multi-family dwellings or any combination thereof.
- C. Wireless Telecommunication Facilities.
- D. Auto Body shop.
- E. Automobile Sales lot or building.
- F. Automobile Service Station, Gasoline Station, or Motor Vehicle Service Station.
- G. Car Wash.
- H. Junk yards and automobile graveyards.
- I. Lumber and building supply sales and storage.
- J. Hotel or Motel, or Extended Family Stay facility.
- K. Wholesale, storage, and warehouse facilities.
- L. Commercial Recreational facility.
- M. Farm Market.
- N. Garden Center.
- O. Home Center.

**577-65**     **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Family Day Care homes, subject to the requirements of Section 577-202.
- B. Child Care Centers, subject to the requirements of Section 577-203

- C. Parabolic dish antennae, subject to the requirements of Section 577-210.
- D. Public utility facilities, subject to the requirements of Section 577-191.
- E. Home occupations and home professional offices, subject to the requirements of Section 577-201.
- F. Bed and Breakfast, subject to the requirements of Section 577-205.

**577-66**     **Area Regulations.** See Table 4 on next page.

**Table 4  
Area Regulations for the C-1 Commercial Zone**

REQUIREMENTS	BULK STANDARDS				
	TYPE OF DEVELOPMENT				
	Single-Family	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>	Nonresidential <sup>7</sup>
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	1,500 sq. ft.	3,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	3,000 sq. ft.	6,000 sq. ft.	3,000 sq. ft.	N/A
Minimum lot width	30 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Lot depth	100 ft.	75 ft.	100 ft.	100 ft.	N/A
Maximum height <sup>9</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	4 stories or 45 ft.
Minimum depth of front yard <sup>10</sup>	10 ft.	10 ft.	10 ft.	10 ft.	N/A
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	NA <sup>5</sup>	NA
Minimum width of each side yard	10 ft.	10 ft. <sup>2</sup>	10 ft.	See Note 6	20 ft.
Minimum depth of rear yard	10 ft.	10 ft.	10 ft.	10 ft.	30 ft.
Maximum lot building coverage	40%	60%	60%	60%	80%
Maximum lot impervious coverage	60%	80%	80%	80%	80%

Table 4 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.

2. 0 ft. for common wall.
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.
4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 10 ft.
7. Residential is allowed to mix with nonresidential uses but only if located above the first floor.
8. A mixed use nonresidential and residential building shall comply with the nonresidential bulk standards.
9. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
10. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
11. Maximum residential gross density is 30 dwelling units per acre.

## ARTICLE VIII -- C-2 COMMERCIAL ZONE

**577-67** **Permitted Uses.** In the C-2 Commercial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following uses:

- A. Single-family detached dwellings.
- B. Semi-detached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouse (attached/row) dwellings.
- E. Banks, financial and insurance offices.
- F. Business services.
- G. Club, social or fraternal.
- H. Convenience stores.
- I. Funeral home.
- J. Furniture and home furnishings.
- K. Offices, office building and office complex.
- L. Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors and psychiatrists.
- M. Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
- N. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- O. Residential uses above non-residential first floor.

- P. Restaurants, not including carryout, and drive-through.
- Q. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- R. Retail food establishments.
- S. Retail sales, outdoor.
- T. Shopping centers.
- U. Buildings, structures, and uses owned and operated by the City of Camden for municipal purposes.
- V. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- W. Public, private or parochial educational institutions.

**577-68** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Inground and Above-Ground Swimming Pools and/or other structures customarily incidental to a private swimming pool on a property, subject to the requirements of Section 577-193.
- B. Accessory Buildings and Structures, subject to the requirements of Section 577-189.
- C. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230-241.
- D. Fences and Walls, subject to the requirements of Section 577-197.

- E. Signs, subject to the requirements of Section 577-253.
- F. Sidewalk café, subject to the requirements of Section 577-217.

**577-69** **Prohibited Uses.** Any use not listed above shall be prohibited in the C-2 Commercial Zone, and specifically the following:

- A. Signs in any form except as permitted in this Ordinance.
- B. Lodging houses, boarding houses, rooming houses, multi-family dwellings or any combination thereof.
- C. Wireless Telecommunication Facilities.
- D. Auto Body shop.
- E. Automobile Sales lot or building.
- F. Automobile Service Station, Gasoline Station, or Motor Vehicle Service Station.
- G. Car Wash.
- H. Junk yards and automobile graveyards.
- I. Lumber and building supply sales and storage.
- J. Hotel or Motel, or Extended Family Stay facility.
- K. Wholesale, storage, and warehouse facility.
- L. Commercial Recreational facility.
- M. Farm Market.
- N. Garden Center.
- O. Home Center.

**577-70** **Conditional Uses.** The following conditional uses shall be permitted in

this zone:

- A. Family Day Care homes, subject to the requirements of Section 577-202.
- B. Child Care Centers, subject to the requirements of Section 577-203.
- C. Parabolic dish antennae, subject to the requirements of Section 577-210.
- D. Public utility facilities, subject to the requirements of Section 577-191.
- E. Home occupations and home professional offices, subject to the requirements of Section 577-201.
- F. Bed and Breakfast, subject to the requirements of Section 577-205.

**577-71** **Area Regulations.** See Table 5 on next page.



**Table 5  
Area Regulations for the C-2 Commercial Zone**

REQUIREMENTS	BULK STANDARDS				
	TYPE OF DEVELOPMENT				
	Single-Family	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>	Nonresidential <sup>7</sup>
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	3,000 sq. ft.	6,000 sq. ft.	2,000 sq. ft.	3,000 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	4,000 sq. ft.	8,000 sq. ft.	3,000 sq. ft.	N/A
Minimum lot width	30 ft.	30 ft.	60 ft.	20 ft.	25 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.	N/A
Maximum height <sup>9</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	4 stories or 45 ft.
Minimum depth of front yard <sup>10</sup>	10 ft.	10 ft.	10 ft.	10 ft.	N/A
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	N/A <sup>5</sup>	N/A
Minimum width of each side yard	10 ft.	10 ft. <sup>2</sup>	10 ft.	See Note 6	N/A
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.	20 ft.	N/A
Maximum lot building coverage	40%	40%	40%	60%	80%
Maximum lot impervious coverage	60%	60%	60%	80%	90%

Table 5 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft. for common wall.

3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.
4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 15 ft.
7. Residential is allowed to mix with nonresidential uses but only if located above the first floor.
8. A mixed use nonresidential and residential building shall comply with the nonresidential bulk standards.
9. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
10. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
11. Maximum residential gross density is 30 dwelling units per acre.

## ARTICLE IX -- C-3 COMMERCIAL ZONE

**577-72**     **Permitted Uses.** In the C-3 Commercial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following uses:

- A.     Banks, financial and insurance offices.
- B.     Business services.
- C.     Club, social or fraternal.
- D.     Commercial Recreation facility.
- E.     Convenience stores.
- F.     Farm Market.
- G.     Funeral Home.
- H.     Furniture and home furnishings.
- I.     Garden Center.
- J.     Home Center.
- K.     Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors and psychiatrists.
- L.     Offices, office building and office complex.
- M.     Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats, and travel agencies.
- N.     Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- O.     Restaurants, including sit-down, carryout, and drive-through.

- P. Retail food establishments.
- Q. Retail sales, outdoor.
- R. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- S. Shopping centers.
- T. Tavern or bar.
- U. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- V. Parks, playgrounds or recreation areas, community center building, and libraries.
- W. Public, private or parochial educational institutions.

**577-73** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Off-Street Parking, subject to the requirements of Section 577-214, 230-241.
- B. Multi-level Parking Structure, to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.
- E. Sidewalk Café, subject to the requirements of Section 577-217.

**577-74**      **Prohibited Uses.** Any use not listed above shall be prohibited in the C-3 Commercial Zone, and specifically the following:

- A.      Signs in any form except as permitted in this Ordinance.
- B.      Lodging houses, boarding houses, rooming houses, group homes, multi-family dwellings or any combination thereof.
- C.      Lumber and building supply sales and storage.
- D.      Junk yards and automobile graveyards.
- E.      Wholesale, storage, and warehouse facilities.

**577-75**      **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A.      Child Care Centers, subject to the requirements of Section 577-203.
- B.      Parabolic dish antennae, subject to the requirements of Section 577-210.
- C.      Public utility facilities, subject to the requirements of Section 577-191.
- D.      Wireless Telecommunication facilities, subject to the requirements of Section 577-210 and 211.
- E.      Residential Health Care facilities for the elderly.
- F.      Age Restricted housing.
- G.      Long Term Care Facility.
- H.      Nursing Home.
- I.      Congregate Care Facility.
- J.      Assisted Living Facility.

- K. Continuing Care Retirement community.
- L. Auto Body shop.
- M. Automobile Service Station, Gasoline Station, or Motor Vehicle Service Station.
- N. Car Wash.

**577-76**     **Area Regulations.** See Table 6 on next page.

**Table 6**  
**Area Regulations for the C-3 Commercial Zone**

<b>REQUIREMENTS</b>	<b>BULK STANDARDS</b>
	TYPE OF DEVELOPMENT
	Nonresidential
Minimum lot area	20,000 sq. ft.
Minimum lot width	100 ft.
Minimum height	2 stories or 30 feet
Maximum height	3 stories or 45 feet
Minimum depth of front yard	25 ft.
Minimum aggregate width of side yards	50 ft.
Minimum width of each side yard	20 ft.
Minimum depth of rear yard	30 ft.
Maximum lot building coverage	70%
Maximum lot impervious coverage	90%

## ARTICLE X -- C-4 COMMERCIAL ZONE

**577-77**     **Permitted Uses.** In the C-4 Commercial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following uses:

- A.     Banks, financial and insurance offices.
- B.     Business services.
- C.     Club, social or fraternal.
- D.     Commercial Recreation facility.
- E.     Convenience stores.
- F.     Establishments for physical therapy treatments.
- G.     Farm Market.
- H.     Funeral Home.
- I.     Furniture and home furnishings.
- J.     Garden Center.
- K.     Health care facility and allied health services, including family planning clinics, group health associations, visiting nurse associations.
- L.     Home Center.
- M.     Hospitals, laboratories and clinics.
- N.     Hotel or Motel, or Extended Family Stay facility.
- O.     Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors and psychiatrists.
- P.     Medical and dental education and vocational centers.



- Q. Medial and dental laboratories and testing facilities.
- R. Offices, office building and office complex.
- S. Outpatient care facilities, including surgical centers.
- T. Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
- U. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- V. Restaurants, including sit-down, carryout and drive-through.
- W. Retail food establishments.
- X. Retail sales, outdoor.
- Y. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- Z. Shopping centers.
- AA. Tavern and bar.
- BB. Theaters, legitimate and motion picture.
- CC. Buildings, structures, and uses owned and operated by the City of Camden for municipal purposes.
- DD. Parks, playgrounds or recreation areas, community center buildings, and libraries.

EE. Public, private or parochial educational institutions.

**577-78** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Off-Street Parking, subject to the requirements of Section 577-214, 230-241.
- B. Multilevel Parking Structures, subject to the requirements of Section 577-232.
- C. Fences and walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.
- E. Sidewalk café, subject to the requirements of Section 577-217.

**577-79** **Prohibited Uses.** Any use not listed above shall be prohibited in the C-4 Commercial Zone, and specifically the following:

- A. Signs in any form except as permitted in this Ordinance.
- B. Lodging houses, boarding houses, rooming houses, group homes, multi-family dwellings or any combination thereof.
- C. Lumber and building supply sales and storage.
- D. Junk yards and automobile graveyards.
- E. Wholesale, storage, and warehouse facility.

**577-80** **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Child Care Centers, subject to the requirements of Section 577-203.
- B. Parabolic dish antennae, subject to the requirements of Section 577-210.

- C. Public utility facilities, subject to the requirements of Section 577-191.
- D. Wireless Telecommunication Facilities, subject to the requirements of Section 577-210 and 211.
- E. Residential Health Care facilities for the elderly.
- F. Age Restricted housing.
- G. Long-Term Care Facility.
- H. Nursing Home.
- I. Congregate Care Facility.
- J. Assisted Living Facility.
- K. Continuing Care Retirement Community.
- L. Auto Body Shop.
- M. Automobile Service Station, Gasoline Station, or Motor Vehicle Service Station.
- N. Car Wash.

**577-81**     **Area Regulations.** See Table 7 on next page.

**Table 7**  
**Area Regulations for the C-4 Commercial Zone**

<b>REQUIREMENTS</b>	<b>BULK STANDARDS</b>
	TYPE OF DEVELOPMENT
	Nonresidential
Minimum lot area	40,000 sq. ft.
Minimum lot width	200 ft.
Minimum height	2 stories or 30 ft.
Maximum height	3 stories or 45 ft.
Minimum depth of front yard	25 ft.
Minimum aggregate width of side yards	50 ft.
Minimum width of each side yard	20 ft.
Minimum depth of rear yard	30 ft.
Maximum lot building coverage	60%
Maximum lot impervious coverage	80%

## ARTICLE XI -- LI-1 LIGHT INDUSTRIAL ZONE

**577-82**

**Permitted Uses.** In the LI-1 Light Industrial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Manufacturing (i.e., light industrial operations, such as electronics, machine parts and small component assembly, as opposed to heavy industrial operations, such as automobile assembly or milling operations) or preparing, processing (i.e., food processing) or fabricating.
- B. Wholesaling of goods and services, including warehousing or storage of goods, and cargo in transit provided that all activities and inventories are conducted entirely within an enclosed structure and that cargo is not harmful to humans, such as but not limited to atomic waste, radioactive materials, explosive hazardous waste, or similar cargo.
- C. Scientific or research development laboratories.
- D. Offices, office building and office complex.
- E. Pilot plant.
- F. Professional Offices.
- G. Restaurants, including sit-down, carryout, and drive-through.
- H. Railroad passenger stations and railroad facilities and uses.
- I. Commercial Recreation facility.
- J. Lumber and building supply sales and storage.
- K. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- L. Railroad passenger stations and railroad facilities and uses.

**577-83**      **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A.      Off-Street Parking, subject to the requirements of Section 577-214, 230-241.
- B.      Multilevel Parking Structures, subject to the requirements of Section 577-232.
- C.      Fences and Walls, subject to the requirements of Section 577-197.
- D.      Signs, subject to the requirements of Section 577-253.
- E.      Railroad accessory uses.
- F.      Sidewalk café, subject to the requirements of Section 577-217.

**577-84**      **Prohibited Uses.** Any use not listed above shall be prohibited in the LI-1 Light Industrial Zone, and specifically the following:

- A.      Residential uses, except living quarters for caretakers or watchmen.
- B.      Signs in any form except as permitted in this Ordinance.
- C.      Lodging houses, boarding houses, rooming houses, group homes, multi-family dwellings or any combination thereof.
- D.      Auto Body shop.
- E.      Junk yards and automobile graveyards.
- F.      Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- G.      Stockyards and slaughterhouses.
- H.      Foundries, forge shops and boiler works.

- I. Explosives of any kind.
- J. Any use dealing with materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing or storage of explosives or sulphuric hydrochloric acid manufacturing.

**577-85**      **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Child Care Centers, subject to the requirements of Section 577-203.
- B. Parabolic dish antennae, subject to the requirements of Section 577-210.
- C. Public utility facilities, subject to the requirements of Section 577-191.
- D. Wireless Telecommunication Facilities, subject to the requirements of Section 577-210 and 211.

**577-86**      **Area Regulations.** See Table 8 on next page.

**Table 8**  
**Area Regulations for the LI-1 Light Industrial Zone**

<b>REQUIREMENTS</b>	<b>BULK STANDARDS</b>
	TYPE OF DEVELOPMENT
	Nonresidential
Minimum lot area	40,000 sq. ft.
Minimum lot width	200 ft.
Minimum height	2 stories or 30 ft.
Maximum height	5 stories or 75 ft.
Minimum depth of front yard	25 ft.
Minimum aggregate width of side yards	50 ft.
Minimum width of each side yard	20 ft.
Minimum depth of rear yard	30 ft.
Maximum lot building coverage	60%
Maximum lot impervious coverage	80%



## ARTICLE XII -- LI-2 LIGHT INDUSTRIAL ZONE

**577-87** **Permitted Uses.** In the LI-2 Light Industrial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Manufacturing (i.e., light industrial operations, such as electronics, machine parts and small component assembly, as opposed to heavy industrial operations, such as automobile assembly or milling operations) or preparing, processing (i.e., food processing) or fabricating.
- B. Wholesaling of goods and services, including warehousing or storage of goods, and cargo in transit provided that all activities and inventories are conducted entirely within an enclosed structure and that cargo is not harmful to humans, such as but not limited to atomic waste, radioactive materials, explosive hazardous waste, or similar cargo.
- C. Scientific or research development laboratories.
- D. Offices, office buildings and office complex.
- E. Pilot plant.
- F. Professional Offices.
- G. Restaurants, including sit-down, carryout, and drive-through.
- H. Railroad passenger stations and railroad facilities and uses.
- I. Commercial Recreation facility.
- J. Lumber and building supply sales and storage.
- K. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- L. Parks, playgrounds or recreation areas, community center buildings, and libraries.

M. Railroad passenger stations and railroad facilities and uses.

**577-88** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Off-Street Parking, subject to the requirements of Section 577-214, 230-241.
- B. Multilevel Parking Structures, subject to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.
- E. Railroad accessory uses.
- F. Sidewalk cafes, subject to the requirements of Section 577-217.

**577-89** **Prohibited Uses.** Any use not listed above shall be prohibited in the LI-2 Light Industrial Zone, and specifically the following:

- A. Residential uses, except living quarters for caretakers or watchmen.
- B. Signs in any form except as permitted in this Ordinance.
- C. Lodging houses, boarding houses, rooming houses, group homes, multi-family dwellings or any combination thereof.
- D. Auto Body shop.
- E. Junk yards and automobile graveyards.
- F. Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- G. Stockyards and slaughterhouses.

- H. Foundries, forge shops and boiler works.
- I. Explosives of any kind.
- J. Any use dealing with materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing or storage of explosives or sulphuric hydrochloric acid manufacturing.

**577-90**      **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Child Care Centers, subject to the requirements of Section 577-203.
- B. Parabolic dish antennae, subject to the requirements of Section 577-210.
- C. Public utility installations, subject to the requirements of Section 577-191.
- D. Wireless Telecommunication Facilities, subject to the requirements of Section 577-210 and 211.

**577-91**      **Area Regulations.** See Table 9 on next page.

**Table 9**  
**Area Regulations for the LI-2 Light Industrial Zone**

<b>REQUIREMENTS</b>	<b>BULK STANDARDS</b>
	TYPE OF DEVELOPMENT
	Nonresidential
Minimum lot area	40,000 sq. ft.
Minimum lot width	100 ft.
Minimum height	2 stories or 30 ft.
Maximum height	3 stories or 35 ft.
Minimum depth of front yard	10 ft.
Minimum aggregate width of side yards	25 ft.
Minimum width of each side yard	5 ft.
Minimum depth of rear yard	20 ft.
Maximum lot building coverage	80%
Maximum lot impervious coverage	90%

## ARTICLE XIII -- GI-1 GENERAL INDUSTRIAL ZONE

**577-92**

**Permitted Uses.** In the GI-1 General Industrial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Manufacturing (i.e., light industrial operations, such as electronics, machine parts and small component assembly, as opposed to heavy industrial operations, such as automobile assembly or milling operations) or preparing, processing (i.e., food processing) or fabricating.
- B. Stockyards and Slaughterhouses
- C. Wholesaling of goods and services, including warehousing or storage of goods, and cargo in transit provided that all activities and inventories are conducted entirely within an enclosed structure and that cargo is not harmful to humans, such as but not limited to atomic waste, radioactive materials, explosive hazardous waste, or similar cargo.
- D. Foundries, forge shops and boiler works.
- E. Scientific or research development laboratories.
- F. Offices, office building and office complex.
- G. Junkyard and automobile graveyards.
- H. Pilot plant.
- I. Professional Offices.
- J. Restaurants, including sit-down, carryout, and drive-through.
- K. Commercial Recreation facility.
- L. Lumber and building supply sales and storage.
- M. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.

- N. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- O. Railroad passenger stations and railroad facilities and uses.

**577-93** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Off-Street Parking lots, subject to the requirements of Section 577-214, 230-241.
- B. Multilevel Parking Structures, subject to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.
- E. Railroad accessory uses.
- F. Sidewalk cafes, subject to the requirements of Section 577-217.

**577-94** **Prohibited Uses.** Any use not listed above shall be prohibited in the GI-1 General Industrial Zone, and specifically the following:

- A. Residential uses, except living quarters for caretakers or watchmen.
- B. Signs in any form except as permitted in this Ordinance.
- C. Lodging houses, boarding houses, rooming houses, group homes, multi-family dwellings or any combination thereof.
- D. Auto Body shop.
- E. Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.

- F. Explosives of any kind.
- G. Any use dealing with materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing or storage of explosives or sulphuric hydrochloric acid manufacturing.

**577-95**     **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Child Care Centers, subject to the requirements of Section 577-203.
- B. Parabolic dish antennae, subject to the requirements of Section 577-210.
- C. Public utility facilities, subject to the requirements of Section 577-191.
- D. Wireless Telecommunication Facilities, subject to the requirements of Section 577-210 and 211.

**577-96**     **Area Regulations.** See Table 10 on next page.

**Table 10**  
**Area Regulations for the GI-1 General Industrial Zone**

<b>REQUIREMENTS</b>	<b>BULK STANDARDS</b>
	TYPE OF DEVELOPMENT
	Nonresidential
Minimum lot area	40,000 sq. ft.
Minimum lot width	200 ft.
Minimum height	2 stories or 30 ft.
Maximum height	4 stories or 45 ft.
Minimum depth of front yard	25 ft.
Minimum aggregate width of side yards	50 ft.
Minimum width of each side yard	20 ft.
Minimum depth of rear yard	30 ft.
Maximum lot building coverage	80%
Maximum lot impervious coverage	90%



## ARTICLE XIV -- GI-2 GENERAL INDUSTRIAL ZONE

**577-97**

**Permitted Uses.** In the GI-2 General Industrial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Manufacturing operations, (i.e., light industrial operations, such as electronics, machine parts and small component assembly, as opposed to heavy industrial operations, such as automobile assembly or milling operations) or preparing, processing (i.e., food processing or fabricating).
- B. Marinas, docks, wharfs, piers, and bait and tackle shops.
- C. Wholesaling of goods, including warehousing or storage of goods, and cargo in transit, provided that all activities and inventories are conducted entirely within an enclosed structure, and that cargo is not harmful to humans, such as but not limited to atomic waste, radioactive materials, explosive hazardous waste, or similar cargo.
- D. Scientific or research development laboratories.
- E. Offices, office building and office complex.
- F. Pilot plant.
- G. Professional Offices.
- H. Restaurants, including sit-down, carryout, and drive-through.
- I. Commercial Recreation facility.
- J. Lumber and building supply sales and storage.
- K. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- L. Parks, playgrounds or recreation areas, community center buildings, and libraries.

**577-98**

**Accessory Uses.** The following accessory uses shall be permitted in this

zone:

- A. Off-Street Parking, subject to the requirements of Section 577- 214, 230-241.
- B. Multilevel Parking Structures, subject to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.
- E. Sidewalk cafes, subject to the requirements of Section 577-217.

**577-99** **Prohibited Uses.** Any use not listed above shall be prohibited in the GI-2 General Industrial Zone, and specifically the following:

- A. Residential uses, except living quarters for caretakers or watchmen.
- B. Signs in any form except as permitted in this Ordinance.
- C. Lodging houses, boarding houses, rooming houses, group homes or any combination thereof.
- D. Auto Body shop.
- E. Junk yards and automobile graveyards.
- F. Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- G. Stockyards and slaughterhouses.
- H. Foundries, forge shops and boiler works.
- I. Explosives of any kind.
- J. Any use dealing with materials potentially causing a hazard from

fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing or storage of explosives or sulphuric hydrochloric acid manufacturing.

**577-100** **Conditional Uses**. The following conditional uses shall be permitted in this zone:

- A. Child Care Centers, subject to the requirements of Section 577-203.
- B. Parabolic dish antennae, subject to the requirements of Section 577-210.
- C. Public utility facilities, subject to the requirements of Section 577-191.
- D. Wireless Telecommunication Facilities, subject to the requirements of Section 577-210 and 211.

**577-101** **Area Regulations**. See Table 11 on next page.

**Table 11  
Area Regulations for the GI-2 General Industrial Zone**

<b>REQUIREMENTS</b>	<b>BULK STANDARDS</b>
	TYPE OF DEVELOPMENT
	Nonresidential
Minimum lot area	40,000 sq. ft.
Minimum lot width	200 ft.
Minimum height	2 stories or 30 ft.
Maximum height	5 stories or 75 ft.
Minimum depth of front yard	25 ft.
Minimum aggregate width of side yards	50 ft.
Minimum width of each side yard	20 ft.
Minimum depth of rear yard	30 ft.
Maximum lot building coverage	60%
Maximum lot impervious coverage	80%

## ARTICLE XV -- US UNIVERSITY AND SUPPORT ZONE

**577-102** **Permitted Uses**. In the US University and Support Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Single-family detached dwellings.
- B. Semi-detached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouses (attached/row) dwellings.
- E. Multi-family dwellings.
- F. Colleges, universities and associated research facilities.
- G. University or college residence.
- H. Banks, financial and insurance offices.
- I. Offices, office building and office complex.
- J. Business services.
- K. Convenience stores
- L. Visitor Information Center
- M. Retail food establishments
- N. Hotel or Motel, or Extended Family Stay facility
- O. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- P. Medical offices and facilities, including but not limited to doctor, dentist, and veterinary offices, chiropractors and psychiatrists.

- Q. Personal services, including but not limited to barber shops, hairdressers, cleaning and pressing establishments, photographers, funeral homes, shoe repairs, tailors, newspaper, printers, frame shops, laundromats and travel agencies.
- R. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- S. Restaurants, not including carryout and drive-through.
- T. Theaters, museums, art galleries and concert halls.
- U. Building structures and other uses owned and operated by the City of Camden.
- V. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- W. Public, private or parochial educational institutions.
- X. Railroad passenger stations and railroad facilities and uses.

**577-103** **Accessory Uses**. The following accessory uses shall be permitted in this zone:

- A. Off-street Parking, subject to the requirements of Section 577-214, 230-241.
- B. Multilevel Parking Structures, subject to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.

- E. Railroad accessory uses.
- F. Sidewalk café, subject to the requirements of Section 577-217.

**577-104** **Prohibited Uses.** Any use not listed above shall be prohibited in the US University and Support Zone, and specifically the following:

- A. Signs in any form except as permitted in this Ordinance.
- B. Lodging houses, boarding houses, rooming houses, group homes or any combination thereof.
- C. Wholesale, storage, and warehouse facilities.
- D. Lumber and building supply sales and storage.
- E. Junk yards and automobile graveyards.
- F. New and/or used automobile and truck sales.
- G. Auto Body repair.
- H. Automobile Service Station, Gasoline Station, or Motor Vehicle Service Station.
- I. Car Wash.
- J. Truck stops.
- K. Wholesale, storage and warehouse facilities.

**577-105** **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Places of worship, subject to the requirements of Section 577-209.
- B. Child Care Centers, subject to the requirements of Section 577-203.
- C. Public utility facilities, subject to the requirements of Section 577-

191.

- D. Wireless communications facilities, subject to the requirements of Section 577-210 and 211.

**577-106** **Area Regulations.** See Table 12 on next page.



**Table 12  
Area Regulations for the US University and Support Zone**

REQUIREMENTS	BULK STANDARDS					
	TYPE OF DEVELOPMENT					
	Single-Family	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>	Multi-Family	Non-Residential
Minimum lot area per dwelling unit or site area	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	3,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.	N/A	N/A
Minimum lot width	20 ft.	20 ft.	20 ft.	20 ft.	100 ft.	100 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.	N/A	N/A
Maximum height <sup>7</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	10 stories or 145 ft.	30 stories or 450 ft.
Minimum depth of front yard <sup>8</sup>	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	10 ft.
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	N/A <sup>5</sup>	50 ft.	10 ft.
Minimum width of each side yard	10 ft.	10 ft. <sup>2</sup>	10 ft.	See Note 6	20 ft.	5 ft.
Minimum depth of rear yard	10 ft.	10 ft.	10 ft.	10 ft.	30 ft.	5 ft.
Maximum lot building coverage	60%	60%	60%	60%	60%	80%
Maximum lot impervious coverage	80%	80%	80%	80%	80%	90%

Table 12 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft for common wall
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units

each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.

4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 10 ft.
7. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
8. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
9. Maximum residential gross density is 100 dwelling units per acre.

## ARTICLE XVI -- PRI PORT RELATED INDUSTRIAL ZONE

**577-107**

**Permitted Uses.** In the PRI Port Related Industrial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Manufacturing (i.e., light industrial operations, such as electronics, machine parts and small component assembly, as opposed to heavy industrial operations, such as automobile assembly or milling operations) or preparing, processing (i.e., food processing) or fabricating.
- B. Marinas, docks, wharfs, piers, and bait and tackle shops.
- C. Transit sheds and related facilities, used in connection with the transfer, storage-in-transit and incidental processing of cargo from or to waterborne craft.
- D. Wholesaling of goods and services, including warehousing or storage of goods, and cargo in transit provided that all activities and inventories are conducted entirely within an enclosed structure and that cargo is not harmful to humans, such as but not limited to atomic waste, radioactive materials, explosive hazardous waste, or similar cargo.
- E. Scientific or research development laboratories.
- F. Offices, office building and office complex.
- G. Pilot plant.
- H. Professional Offices.
- I. Restaurants, including sit-down, carryout, and drive-through.
- J. Railroad passenger stations and railroad facilities and uses.
- K. Commercial Recreation facility.
- L. Lumber and building supply sales and storage.

- M. Cranes for the lifting and moving of cargo and containers to and from ships.
- N. Outdoor cargo container storage yards provided that such areas are properly screened from public view and stacked in a tier manner no higher than six (6) containers.
- O. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- P. Parks, playgrounds or recreation areas, community center buildings, and libraries.

**577-108** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Off-Street Parking, subject to the requirements of Section 577-214, 230-241.
- B. Multilevel Parking Structures, subject to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.
- E. Water related accessory uses including dockmaster and administrative offices for marinas, marina service and storage when such services are performed in conjunction with a marina and are clearly incidental to a marina operation.
- F. Railroad accessory uses.
- G. Sidewalk cafes, subject to the requirements of Section 577-217.

**577-109** **Prohibited Uses.** Any use not listed above shall be prohibited in the PRI Port Related Industrial Zone, and specifically the following:

- A. Residential uses, except living quarters for caretakers or watchmen.

- B. Signs in any form except as permitted in this Ordinance.
- C. Lodging houses, boarding houses, rooming houses, multi-family dwellings or any combination thereof.
- D. Auto Body shop.
- E. Junkyards and automobile graveyards.
- F. The storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- G. Stockyards and slaughterhouses.
- H. Foundries, forge shops and boiler works.
- I. Explosives of any kind.
- J. Any use dealing with materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing or storage of explosives or sulphuric hydrochloric acid manufacturing.

**577-110**     **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Child Care Centers, subject to the requirements of Section 577-203.
- B. Parabolic dish antennae, subject to the requirements of Section 577-210.
- C. Public utility facilities, subject to the requirements of Section 577-191.
- D. Wireless Telecommunication Facilities, subject to the requirements of Section 577-210 and 211.

**577-111**     **Area Regulations.** See Table 13 on next page.

**Table 13**  
**Area Regulations for the PRI Port Related Industrial Zone**

REQUIREMENTS	BULK STANDARDS
	TYPE OF DEVELOPMENT
	Nonresidential
Minimum lot area	40,000 sq. ft.
Minimum lot width	200 ft.
Maximum height	5 stories or 75 ft.
Minimum depth of front yard	25 ft.
Minimum aggregate width of side yards	50 ft.
Minimum width of each side yard	20 ft.
Minimum depth of rear yard	30 ft.
Maximum lot building coverage	90%
Maximum lot impervious coverage	100%

## ARTICLE XVII -- OLI OFFICE LIGHT INDUSTRIAL ZONE

**577-112** **Permitted Uses.** In the OLI Office Light Industrial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Wholesaling and storage of goods, provided that activities are conducted entirely within an enclosed structure and that cargo is not harmful to humans.
- B. Scientific or research development laboratories.
- C. Professional offices.
- D. Offices, office buildings and office complex.
- E. Pilot plant.
- F. Restaurants, including sit-down, carryout and drive-through.
- G. Railroad passenger stations and railroad facilities and uses.
- H. Commercial Recreational facility.
- I. Lumber and building supply sales and storage.
- J. Hotel, Motel, or Extended Family Stay facility.
- K. Light industrial operations such as electronics, machine parts and small component assembly.
- L. Special social services complex.
- M. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.

**577-113** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Off-Street parking, subject to the requirements of Section 577-214, 230-241.

- B. Multi-level parking structures, subject to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.
- E. Railroad accessory uses.
- F. Sidewalk cafes, subject to the requirements of Section 577-217.

**577-114** **Prohibited Uses.** Any use not listed above shall be prohibited in the OLI Office Light Industrial Zone, and specifically the following:

- A. Residential uses, except living quarters for caretakers or as described above.
- B. Signs in any form except as permitted in this Ordinance.
- C. Auto Body shop.
- D. Junk yards and automobile graveyards.
- E. The storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- F. Stockyards and slaughterhouses.
- G. Foundries, forge shops and boiler works.
- H. Explosives of any kind.
- I. Any use dealing with materials potentially causing a hazard from fire or explosion, including ammonia, chlorine, or bleach manufacturing, arsenal manufacturing or storage of explosives or sulfuric hydrochloric acid manufacturing.

**577-115** **Area Regulations.** See Table 14 on next page.



**Table 14**  
**Area Regulations for the OLI Office Light Industrial Zone**

REQUIREMENTS	BULK STANDARDS
	TYPE OF DEVELOPMENT
	Nonresidential
Minimum lot area	40,000 sq. ft.
Minimum lot width	200 ft.
Maximum height	4 stories or 45 ft.
Minimum depth of front yard	10 ft.
Minimum aggregate width of side yards	50 ft.
Minimum width of each side yard	20 ft.
Minimum depth of rear yard	30 ft.
Maximum lot building coverage	80%
Maximum lot impervious coverage	90%

## ARTICLE XVIII -- TOD TRANSIT ORIENTED ZONE

**577-116**     **Permitted Uses.** In the TOD Transit Oriented Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A.     Semi-detached dwellings.
- B.     Duplex (two-family) dwellings.
- C.     Townhouse (attached/row) dwellings.
- D.     Multi-family dwellings.
- E.     Bus terminals.
- F.     Business services.
- G.     Convenience stores.
- H.     Banks, financial and insurance offices.
- I.     Offices, office building, office complex and medical offices
- J.     Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
- K.     Professional Offices and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- L.     Restaurants, not including carryout and drive through.
- M.     Retail Food establishments.
- N.     Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, lumber and building supplies, furniture and home furnishings, food, books, hardware, hobby and art supplies, garden

supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.

- O. Retail sales, outdoor.
- P. Shopping Centers.
- Q. Commercial Recreation facility.
- R. Railroad passenger stations and railroad facilities and uses.
- S. Hotel or Motel, or Extended Family Stay facility.
- T. Theaters, museums, art galleries and concert halls.
- U. Visitor Information Center.
- V. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- W. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- X. Public, private or parochial educational institutions.
- Y. Railroad passenger stations and railroad facilities and uses.
- Z. Grocery Store, carryout of prepared food.

**577-117** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230-241.
- B. Multilevel Parking Structures, subject to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.

- D. Signs, subject to the requirements of Section 577-253.
- E. Railroad accessory uses.
- F. Sidewalk cafes, subject to the requirements of Section 577-217.

**577-118** **Prohibited Uses.** Any use not listed above shall be prohibited in the TOD Transit Oriented Zone, and specifically the following:

- A. Signs in any form except as permitted in this Ordinance.
- B. Lodging houses, boarding houses, rooming houses, or any combination thereof.
- C. Auto Body shop.
- D. Junkyards and automobile graveyards.
- E. Wholesale, storage, and warehouse facilities.
- F. Car wash.
- G. Automobile Service Stations, Gasoline Stations, or Motor Vehicle Services Stations.

**577-119** **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Child Care Centers, subject to the requirements of Section 577-203.
- B. Parabolic dish antennae, subject to the requirements of Section 577-210.
- C. Public utility facilities, subject to the requirements of Section 577-191.
- D. Wireless Telecommunication Facilities, subject to the requirements of Section 577-210 and 211.

- E. Community Residences for Persons With Head Injuries and for the Developmentally Disabled and/or Community Shelters for Victims of Domestic Violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for semi-detached dwellings located within this zone and to the requirements of Section 577-204.
- F. Family Day Care homes, subject to the requirements of Section 577-202.
- G. Home occupation and home professional offices, subject to the requirements of Section 577-201.
- H. K-12 Schools (public, charter or private)

**577-120** **Area Regulations.** See Table 15 on next page.

**Table 15  
Area Regulations for the TOD Transit Oriented Zone**

REQUIREMENTS	BULK STANDARDS				
	TYPE OF DEVELOPMENT				
	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>	Multi-Family <sup>11</sup>	Nonresidential <sup>9, 10</sup>
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	6,000 sq. ft.	2,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	8,000 sq. ft.	3,000 sq. ft.	N/A	N/A <sup>10</sup>
Minimum lot width	30 ft.	60 ft.	20 ft.	100 ft.	N/A
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.	N/A
Maximum height <sup>7</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	5 stories or 75 ft.	10 stories or 145 ft.
Minimum depth of front yard <sup>8</sup>	10 ft.	10 ft.	10 ft.	20 ft.	N/A
Minimum aggregate width of side yards	25 ft.	25 ft.	N/A <sup>5</sup>	50 ft.	N/A
Minimum width of each side yard	10 ft. <sup>2</sup>	10 ft.	See Note 6	20 ft.	N/A
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.	30 ft.	N/A
Maximum lot building coverage	40%	40%	60%	60%	80%
Maximum lot impervious coverage	60%	60%	80%	80%	90%

Table 15 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one

- on top of each other.
2. 0 ft. for common wall.
  3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.
  4. One of a series of three (3) or more dwellings attached side by side in a row.
  5. N/A – not applicable.
  6. Interior lots at 0 ft.; end of corner lots at 15 ft.
  7. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
  8. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
  9. Residential is allowed to mix with nonresidential uses but only if located above the first floor.
  10. A mixed use nonresidential and residential building shall comply with the nonresidential bulk standards.
  11. A building designed for and occupied by three (3) or more families living independently of each other.
  12. Maximum height for a mixed use building shall be 8 stories or 120 feet.
  13. Maximum residential gross density is 100 dwelling units per acre.

## ARTICLE XIX -- MW-1 MIXED WATERFRONT ZONE

**577-121** **Permitted Uses.** In the MW-1 Mixed Waterfront Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Townhouse (attached/row) dwellings.
- B. Multi-family dwellings.
- C. Bus terminals.
- D. Business Services.
- E. Convenience Stores.
- F. Banks, financial and insurance offices.
- G. Offices, office building and office complex.
- H. Personal services, including but not limited to barbershops, hairdressers, dry cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies.
- I. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.
- J. Restaurants, not including carryout and drive-through.
- K. Retail Food Establishments.
- L. Retail sales, outdoor.
- M. Shopping Centers.
- N. Sports arenas, complex, stadiums and grandstands.
- O. Commercial Recreation facility.



- P. Railroad passenger stations and railroad facilities and uses.
- Q. Hotel or Motel, or Extended Family Stay facility.
- R. Theaters, museums, art galleries and concert halls.
- S. Aquariums.
- T. Visitor Information Centers.
- U. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- V. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- W. Marinas, docks, wharfs, piers, and bait and tackle shops.

**577-122** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230-241.
- B. Multilevel Parking Structures, subject to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.
- E. Sidewalk cafes, subject to the requirements of Section 577-217.
- F. Railroad accessory uses.

**577-123** **Prohibited Uses.** Any use not listed above shall be prohibited in the MW-1 Mixed Waterfront Zone, and specifically the following:

- A. Signs in any form except as permitted in this Ordinance.
- B. Lodging houses, boardinghouses, rooming houses, or any

combination thereof.

- C. Auto Body Shop.
- D. Junk yards and automobile graveyards.
- E. Lumber and building supply sales and storage.
- F. Wholesale, storage, and warehouse facilities.
- G. Car Wash.
- H. Automobile Service Stations, Gasoline Stations, or Motor Vehicle Services Stations.

**577-124** **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Parabolic dish antennae, subject to the requirements of Section 577-210.
- B. Public utility facilities, subject to the requirements of Section 577-191.
- C. Wireless Telecommunication Facilities, subject to the requirements of Section 577-210 and 211.
- D. Child Care Centers, subject to the requirements of Section 577-203.
- E. Community Residences for Persons With Head Injuries and for the Developmentally Disabled and/or Community Shelters for Victims of Domestic Violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for townhouse dwellings located within this zone and to the requirements of Section 577-204.
- F. Family Day Care homes, subject to the requirements of Section 577-202.
- G. Home occupation and home professional offices, subject to the

requirements of Section 577-201.

**577-125**     **Area Regulations**. See Table 16 on the next page.

**Table 16  
Area Regulations for the MW-1 Mixed Waterfront Zone**

REQUIREMENTS	BULK STANDARDS		
	TYPE OF DEVELOPMENT		
	Townhouse <sup>1</sup>	Multi-Family <sup>8</sup>	Nonresidential <sup>6,7</sup>
Minimum lot area per dwelling unit or site area	2,000 sq. ft.	20,000 sq. ft.	N/A
Maximum lot area per dwelling unit or site area	3,000 sq. ft.	N/A	N/A
Minimum lot width	20 ft.	100 ft.	50 ft.
Minimum lot depth	100 ft.	100 ft.	N/A
Maximum height <sup>4</sup>	3 stories or 35 ft.	10 stories or 145 ft.	15 stories or 235 ft.
Minimum depth of front yard <sup>5</sup>	10 ft.	20 ft.	N/A
Minimum aggregate width of side yards	N/A <sup>2</sup>	50 ft.	N/A
Minimum width of each side yard	See Note 3	20 ft.	N/A
Minimum depth of rear yard	20 ft.	30 ft.	N/A
Maximum lot building coverage	60%	60%	80%
Maximum lot impervious coverage	80%	80%	90%

Table 16 Notes:

1. One of a series of three (3) or more dwellings attached side by side in a row.
2. N/A – not applicable.
3. Interior lots at 0 ft.; end of corner lots at 15 ft.
4. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
5. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required

front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.

6. Residential is allowed to mix with nonresidential uses but only if located above the first floor.
7. A mixed use building shall comply with the nonresidential bulk standards.
8. A building designed for and occupied by three (3) or more families living independent of each other.
9. Maximum height for a mixed use building shall be 12 stories or 175 feet.
10. Maximum residential gross density is 150 dwelling units per acre.

## ARTICLE XX -- MW-2 MIXED WATERFRONT ZONE

**577-126** **Permitted Uses.** In the MW-2 Mixed Waterfront Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Semi-detached dwellings.
- B. Duplex (two-family) dwellings.
- C. Townhouse (attached/row) dwellings.
- D. Multi-family dwellings.
- E. Marinas, docks, wharfs, piers, and bait and tackle shops.
- F. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- G. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- H. Public, private or parochial educational institutions.

**577-127** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230-241.
- B. Fences and Walls, subject to the requirements of Section 577-197.
- C. Signs, subject to the requirements of Section 577-253.

**577-128** **Prohibited Uses.** Any use not listed above shall be prohibited in the MW-2 Mixed Waterfront Zone, and specifically the following:

- A. Signs in any form except as permitted in this Ordinance.
- B. Lodging houses, boardinghouses, rooming houses, and group

homes or any combination thereof.

- C. Auto Body shop.
- D. Junk yards and automobile graveyards.
- E. Lumber and building supply sales and storage.
- F. Wholesale, storage, and warehouse facilities.

**577-129** **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Parabolic dish antennae, subject to the requirements of Section 577-210.
- B. Public utility facilities, subject to the requirements of Section 577-191.
- C. Child Care Centers, subject to the requirements of Section 577-203.
- D. Places of Worship, subject to the requirements of Section 577-209.
- E. Community Residences for Persons with Head Injuries and for the Developmentally Disabled and/or Community Shelters for Victims of Domestic Violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for semi-detached dwellings located within this zone.
- F. Family Day Care homes, subject to the requirements of Section 577-202.
- G. Bed and Breakfast, subject to the requirements of Section 577-205.
- H. Home occupation and home professional offices, subject to the requirements of Section 577-201.
- I. Golf Course, subject to the requirements of Section 577-213.

**577-130** **Area Regulations.** See Table 17 on next page.

**Table 17**  
**Area Regulations for the MW-2 Mixed Waterfront Zone**

REQUIREMENTS	BULK STANDARDS			
	TYPE OF DEVELOPMENT			
	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>	Multi-Family <sup>7</sup>
Minimum lot area per dwelling unit or site area	3,000 sq. ft.	6,000 sq. ft.	2,000 sq. ft.	20,000 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	8,000 sq. ft.	3,000 sq. ft.	N/A <sup>8</sup>
Minimum lot width	30 ft.	60 ft.	20 ft.	100 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.
Maximum height <sup>8</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	5 stories or 75 ft.
Minimum depth of front yard <sup>9</sup>	10 ft.	10 ft.	10 ft.	20 ft.
Minimum aggregate width of side yards	25 ft.	25 ft.	N/A <sup>5</sup>	50 ft.
Minimum width of each side yard	10 ft. <sup>2</sup>	10 ft.	See Note 6	20 ft.
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.	30 ft.
Maximum lot building coverage	40%	40%	60%	60%
Maximum lot impervious coverage	60%	60%	80%	80%

Table 17 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft. for common wall.



3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.
4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 15 ft.
7. A building designed for and occupied by three (3) or more families living independently of each other.
8. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
9. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
10. Maximum residential gross density is 150 dwelling units per acre.

## ARTICLE XXI -- MS MEDICAL AND SUPPORT ZONE

**577-131** **Permitted Uses.** In the MS Medical and Support Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following uses:

- A. Single-family detached dwellings.
- B. Semi-detached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouses (attached/row) dwellings.
- E. Multi-family dwellings.
- F. Hospitals, medical clinics, and health care facilities.
- G. Nursing and convalescent homes.
- H. Outpatient care facilities, including surgical centers.
- I. Establishments for physical therapy treatments.
- J. Health care and allied services, including family planning clinics, group health associations, and visiting nurses associations.
- K. Medical and dental education and vocations centers.
- L. Medical and dental laboratories and testing centers.
- M. Medical offices and facilities, including but not limited to doctor, dentist and veterinary offices, chiropractors, and psychiatrists.
- N. Financial institutions, including but not limited to bank, savings and loan associations, credit unions, and other financial institutions.
- O. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists and lawyers.

- P. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, food, books, hobby and art supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- Q. Personal services, including but not limited to barbershops, hairdressers, photographers, shoe repairs, tailors, newspaper, frame shops, and travel agencies.
- R. Restaurants, not including carry out and drive through.
- S. Commercial Recreational facility.
- T. Parks, playgrounds or recreational areas, community center buildings, and libraries.
- U. Public, private, or parochial educational institutions.
- V. Buildings, structures, and other uses owned and operated by the City of Camden.

**577-132** **Accessory Uses**. The following accessory uses shall be permitted in this zone:

- A. Off-street parking, subject to the requirements of Section 577-214, 230-241.
- B. Multi-level parking structures, subject to the requirements of Section 577-232.
- C. Fences and Walls, subject to the requirements of Section 577-197.
- D. Signs, subject to the requirements of Section 577-253.
- E. Sidewalk cafes, subject to the requirements of Section 577-217.

**577-133** **Prohibited Uses**. Any use not listed above shall be prohibited in the MS

Medical and Support Zone, and specifically the following:

- A. Signs in any form, except as permitted.
- B. Lodging houses, boarding house, rooming houses, group homes, or any combination thereof.
- C. Lumber and building supply sales and storage.
- D. Junk yards and automobile graveyards.
- E. Auto body shop.
- F. Automobile sales lot or building.
- G. Automobile service station, gasoline station, or motor vehicle service station.
- H. Car Wash.
- I. Farm Market.
- J. Garden Center.
- K. Home Center.
- L. Wholesale, storage, and warehouse.

**577-134** **Conditional Uses**. The following conditional uses shall be permitted in this zone:

- A. Parabolic dish antennae, subject to the requirements of Section 577-210.
- B. Public utility facilities, subject to the requirements of Section 577-191.
- C. Child Care Centers, subject to the requirements of Section 577-203.

- D. Wireless Telecommunications Facilities, subject to the requirements of Section 577-210 and 211.
- E. Helistops, subject to the requirements of Section 577-39 .

**577-135** **Area Regulations.** See Table 18 on next page.

**Table 18  
Area Regulations for the MS Medical and Support Zone**

REQUIREMENTS	BULK STANDARDS					
	TYPE OF DEVELOPMENT					
	Single-Family	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>	Multi-Family	Non-Residential
Minimum lot area per dwelling unit or site area	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	20,000 sq. ft.	2,500 sq. ft.
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	3,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.	N/A	N/A
Minimum lot width	20 ft.	20 ft.	20 ft.	20 ft.	100 ft.	10 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.	N/A	N/A
Maximum height <sup>7</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	10 stories or 145 ft.	10 stories or 145 ft.
Minimum depth of front yard <sup>8</sup>	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	N/A
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	N/A <sup>5</sup>	50 ft.	N/A
Minimum width of each side yard	10 ft.	10 ft <sup>2</sup>	10 ft.	See Note 6	20 ft.	N/A
Minimum depth of rear yard	10 ft.	10 ft.	10 ft.	10 ft.	30 ft.	10 ft.
Maximum lot building coverage	60%	60%	60%	60%	60%	80%
Maximum lot impervious coverage	80%	80%	80%	80%	80%	90%

Table 18 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one

- on top of each other.
2. 0 ft for common wall
  3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.
  4. One of a series of three (3) or more dwellings attached side by side in a row.
  5. N/A – not applicable.
  6. Interior lots at 0 ft.; end of corner lots at 10 ft.
  7. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
  8. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
  9. Maximum residential gross density is 150 dwelling units per acre.

## ARTICLE XXII -- CV-1 CONSERVATION OVERLAY ZONE

- 577-136**     **Purpose.** The purpose of the CV-1 Conservation Zone shall be to create a zoning district which preserves ecologically important lands and natural amenities primarily adjacent to inland waterways, wetlands, and natural habitats from unsuitable development or activities that would significantly alter their ecological integrity, balance, or character.
- 577-137**     **Use Restrictions.** In a CV-1 Zone, only limited development consistent with the preservation of a natural area and to support passive recreation will be permitted. This includes the operation of programs for ecological and nature study, public river access, and limited marine activities. All development and activities shall be compatible with the Greenways Component of the City Master Plan, shall have been reviewed by the Environmental Commission and shall have the approval of the Planning Board. Attention is also invited to the New Jersey "Freshwater Wetlands Protection Act," N.J.S.A. 13:9B-1 through 13:9B-30.
- 577-138**     **Permitted Uses.** The following uses are permitted subject to the condition that permeable paving be used for all uses, except boat ramps and paved biking and hiking trails where State regulations or local building codes specify otherwise:
- A.     Biking and Hiking trails.
  - B.     Docks and Fishing Piers.
  - C.     Small Boat Ramps.
  - D.     Vista Platforms.
  - E.     Picnicking.
  - F.     Bathing beaches.
  - G.     Botanical Gardens.
  - H.     Wildlife Refuge.
  - I.     Interpretive trails for nature study.



**577-139**     **Prohibited Uses.** Although it shall be understood that any use not in keeping with the Greenways Component of the City Master Plan is prohibited, the following uses and activities are specifically prohibited:

- A.     Motorized vehicles of any type, including motorbikes, motorcycles, except on public roadways, parking areas, and other designated area.
  
- B.     The consumption or sale of alcoholic beverages.
  
- C.     The cutting of trees and underbrush except for that necessary for the limited development of permitted uses; the removal of diseased, dying or dead trees and vegetation; or the removal of vegetation that presents safety or health hazards.
  
- D.     Expansion of any existing use all or part of which is within the zone, but which is not consistent with the permitted uses listed in Section 577-138 above.
  
- E.     Removal, excavation, dredging or filling of riverine materials, except as allowed by the State of New Jersey.

## ARTICLE XXIII -- CV-2 CONSERVATION OVERLAY ZONE

**577-140**     **Purpose.** The purpose of the CV-2 Zone shall be to create a zoning district which provides sufficient space in appropriate locations for various types of public and semi-public recreational development, conservation and other open space uses and activities which will improve social conditions and make Camden healthier and more livable.

**577-141**     **Use Restrictions.** In a CV-2 Zone, all uses permitted in CV-1 District are allowed plus development necessary to support active recreation including recreation-related businesses or enterprises to provide such things as food concessions, boat rentals and bike rentals. All development and activities shall be compatible with the Greenways Component of the City Master Plan, shall have been reviewed by the Environmental Commission and shall have the approval of the Planning Board. Attention is also invited to the New Jersey "Freshwater Wetlands Protection Act," N.J.S.A. 13:9B-1 through 13:9B-30.

**577-142**     **Permitted Uses.**

A.     All uses permitted in CV-2 Zone as follows:

1.     Biking and Hiking trails.
2.     Docks and Fishing piers.
3.     Small Boat ramps.
4.     Vista Platforms.
5.     Picnicking.
6.     Bathing beaches.
7.     Botanical Gardens.
8.     Wildlife Refuge.
9.     Interpretive trails for nature study.

- B. Public parks and playgrounds, community center buildings and libraries.
- C. Playfields for outdoor sports such as baseball, football, soccer, basketball, tennis and handball.
- D. Winter sports such as sledding and ice skating.
- E. Commercial recreational facilities such as miniature golf, boat rentals, and food concessions.
- F. Cemetery, mausoleum, crematorium and related religious buildings.
- G. Amphitheaters; nature, environmental and cultural center facilities.
- H. Marinas.

**577-143** **Prohibited Uses.** Although it should be understood that any use not in keeping with the Greenways Component of the City Master Plan is prohibited, the following uses and activities are specifically prohibited:

- A. Motor vehicles of any type, including motorbikes, motorcycles, except on paved roadways, parking areas, and other designated areas.
- B. The consumption or sale of alcoholic beverages.

**577-144** **Accessory Uses.**

- A. Off-street parking lots provided that use will not increase traffic congestion in streets abutting property.
- B. Uses commonly accessory to marinas, such as fuel and ships stores.
- C. Public rest facilities.

## ARTICLE XXIV -- CC CENTER CITY ZONE

**577-145** **Permitted Uses.** In the CC Center City Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Single-family detached dwellings.
- B. Semi-detached dwellings.
- C. Duplex (two-family) dwellings.
- D. Townhouses (attached/row) dwellings.
- E. Multi-family dwellings.
- F. Retail stores, including but not limited to the sale of antiques, art, dry goods, variety and general merchandise, clothing, fabrics, floor covering, food, books, hardware, hobby and art supplies, garden supplies, flowers, drugs, handicraft art, household supplies or furnishings, pets, sale or repair of jewelry, sporting goods, watches and clocks, optical goods, musical, professional and office supplies and packed goods when sold only on the premises.
- G. Personal services, including but not limited to barbershops, hairdressers, cleaning and pressing establishments, photographers, funeral homes, shoe repairs, tailors, newspaper, printers, frame shops, laundromats and travel agencies.
- H. Medical offices and facilities, including but not limited to doctor, dentist, and veterinary offices, chiropractors and psychiatrists.
- I. Professional and private offices, including but not limited to real estate, accounting, insurance, architects, psychologists, and lawyers.
- J. Financial institutions, including but not limited to bank, savings and loan associations, credit unions, and other financial institutions.
- K. Restaurants, not including carryout and drive-through.

- L. Shopping Centers.
- M. Commercial Recreation facility.
- N. Railroad passenger stations and railroad facilities and uses.
- O. Hotels or motels, or extended family stay facility.
- P. Theaters, museums, art galleries and concert halls.
- Q. Visitor Information Center.
- R. Buildings, structures, and other uses owned and operated by the City of Camden.
- S. Parks, playgrounds or recreation areas, community center buildings, and libraries.
- T. Public, private or parochial education institution.

**577-146** **Accessory Uses.** The following accessory uses shall be permitted in this zone:

- A. Inground and Above-Ground Swimming Pools and/or other structures customarily incidental to a swimming pool on a property subject to the requirements of Section 577-193.
- B. Accessory Buildings and Structures, subject to the requirements of Section 577-189.
- C. Off-Street Parking and Private Garages, subject to the requirements of Section 577-214, 230-241.
- D. Porches, decks and patios, subject to the requirements of Section 577-190
- E. Multi-level parking structures, subject to the requirements of Section 577-232.
- F. Fences and Walls, subject to the requirements of Section 577-197.

- G. Signs, subject to the requirements of Section 577-253.
- H. Railroad accessory uses.
- I. Sidewalk cafes, subject to the requirements of Section 577-217.

**577-147** **Prohibited Uses.** Any use not listed above shall be prohibited in the CC Center City Zone, and specifically the following:

- A. Signs in any form, except as permitted.
- B. Lodging houses, boarding house, rooming houses, group homes or any combination thereof.
- C. Truck stops.
- D. New and/or used automobile and truck sales.
- E. Auto Body shop.
- F. Junkyards and automobile graveyards.
- G. Lumber and building supply sales and storage.
- H. Wholesale, storage, and warehouse facilities.
- I. Car Wash.
- J. Automobile service station, gasoline station, or motor vehicle service station.

**577-148** **Conditional Uses.** The following conditional uses shall be permitted in this zone:

- A. Place of Worship, subject to the requirements of Section 577-209.
- B. Child Care Centers, subject to the requirements of Section 577-203.

- C. Public utility facilities, subject to the requirements of Section 577-191.
- D. Wireless Telecommunication Facilities, subject to the requirements of Section 577-210 and 211.
- E. Family Day Care homes, subject to the requirements of Section 577-202.
- F. Community Residences for Persons with Head Injuries and for the Developmentally Disabled and/or Community Shelters for Victims of Domestic Violence, as required by N.J.S.A. 40:55D-66.1, subject to the standards and requirements for single-family detached dwellings located within this zone and to the requirements of Section 577-204.
- G. Parabolic dish antennae, subject to the requirements of Section 577-210.
- H. Home Occupation and home professional offices, subject to the requirements of Section 577-201.

**577-149**     **Area Regulations.** See Table 19 on next page.

**Table 19  
Area Regulations for the CC Center City Zone**

REQUIREMENTS	BULK STANDARDS					
	TYPE OF DEVELOPMENT					
	Single-Family	Semi-Detached <sup>1</sup>	Duplex <sup>3</sup>	Townhouse <sup>4</sup>	Multi-Family	Non-Residential
Minimum lot area per dwelling unit or site area	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	20,000 sq. ft.	N/A
Maximum lot area per dwelling unit or site area	4,000 sq. ft.	3,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.	N/A	N/A
Minimum lot width	20 ft.	20 ft.	20 ft.	20 ft.	100 ft.	50 ft.
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft.	N/A	N/A
Maximum height <sup>7</sup>	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	3 stories or 35 ft.	10 stories or 145 ft.	30 stories or 420 ft.
Minimum depth of front yard <sup>8</sup>	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	N/A
Minimum aggregate width of side yards	25 ft.	25 ft.	25 ft.	N/A <sup>5</sup>	50 ft.	N/A
Minimum width of each side yard	10 ft.	10 ft <sup>2</sup>	10 ft.	See Note 6	20 ft.	N/A
Minimum depth of rear yard	10 ft.	10 ft.	10 ft.	10 ft.	30 ft.	N/A
Maximum lot building coverage	60%	60%	60%	60%	60%	N/A
Maximum lot impervious coverage	80%	80%	80%	80%	80%	100%

Table 19 Notes:

1. Single family semi-detached dwelling unit with the units side by side as opposed to one on top of each other.
2. 0 ft for common wall
3. Two-family detached dwelling unit; a building on a single lot containing two dwelling units



each of which is totally separated from the other by unpierced ceiling and floor extending from exterior wall to exterior wall.

4. One of a series of three (3) or more dwellings attached side by side in a row.
5. N/A – not applicable.
6. Interior lots at 0 ft.; end of corner lots at 10 ft.
7. A structure shall not have a height less than two (2) stories or thirty (30) feet measured from the average grade line perimetering the building the building to the top of the main roof cornice line, excluding necessary utility-type roof structure.
8. A front yard setback shall be provided to be not less than ten (10) feet. Where there is an existing building on each of two lots adjacent to a lot on which a proposed building is to be erected and both buildings have an alignment nearer to the street than the required front yard and where both buildings are within one hundred (100) feet of the proposed building, the average of the existing front yard depths of each adjacent lot shall be the minimum required front yard depth of the lot on which the proposed building is to be erected.
9. Maximum residential gross density is 200 dwelling units per acre.

## ARTICLE XXV -- H HISTORIC OVERLAY ZONE

### 577-150 Purpose.

- A. Encourage the continued use of historic resources and facilitate their appropriate re-use.
- B. Safeguard the heritage of the City of Camden by preserving resources within the City which reflect elements of its cultural, social, economic and architectural history.
- C. Maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects, or districts within the City of Camden.
- D. Stabilize and improve property values and discourage the unnecessary and untimely demolition of historic resources.
- E. Foster civic beauty and neighborhood pride.
- F. Promote appreciation of Historic Districts for the education, pleasure and welfare of the citizens of the City of Camden and its visitors.
- G. Spur beautification and private reinvestment.
- H. Manage change by preventing alteration or new construction not in keeping with the historic structure or the historic district.
- I. Recognize the importance of all buildings in historic districts and of individual historic structures located outside of a district by urging property owners and tenants to maintain their properties in keeping with the requirements and standards of this Article.
- J. Encourage the proper maintenance and preservation of historic settings and landscapes.
- K. Encourage appropriate alterations of historic structures and buildings in historic districts.

- L. Enhance the visual and aesthetic character, diversity, continuity and interest of the City.
- M. Promote the conservation of historic sites and districts and invite compliance through the adoption of district standards in a manner that minimizes hardships on residents located within historic districts, especially those of low and moderate income.

**577-151**     **Application of Provisions.** The following regulations shall apply to all structures designated in Section 577-155 and to any other historic resources which are designated in accordance with the procedures outlined in Section 577-161. These historic designations shall be in addition to the districts which shall also be designated on the City Zoning Map and Articles of the Land Development Ordinance for such areas.

**577-152**     **Permitted Uses.** All uses permitted for a historic structure(s) within a historic district, shall be those designated by the City Zoning Map. Such uses shall not be altered by further designation as a historic overlay district.

**577-153**     **Area and Height Regulations.** The maximum building height, minimum lot size, maximum coverage, etc., shall be as provided in the Land Development Ordinance for the respective zones, except that the Planning Board or Zoning Board of Adjustment may grant variances for such regulations where necessary to preserve historic characteristics.

**577-154**     **Historic Preservation Commission.**

- A. There is hereby created in and for the City of Camden a Commission to be known as “The Historic Preservation Commission”, referred to in this Article as the Commission. This Commission shall advise the Planning Board and Zoning Board on the effect of development applications on designated historic structures or improvements within a city designated historic district. In addition, the Commission shall review all building permit applications to be external alterations not requiring a building permit which affect designated historic structures or improvements within a city designated historic district. The Commission’s reviews shall be based on objective criteria and will complement existing land use and construction codes. The controls established, while compatible with both the Municipal Land Use Law, N.J.S.A.

40:55D-1 et seq., and the Uniform Construction Code Act, N.J.S.A. 54:27D-119 et seq., shall be viewed as having an independent basis under N.J.S.A. 40:48-2.

- B. The Historic Preservation Commission shall consist of seven (7) members.
- C. The Commission membership shall be filled by people who are interested in and qualified to contribute to the preservation of historic buildings, structures, sites, objects, and districts. The Commission shall represent the following categories:
  - 1. Class I: a City Planner from the Division of Planning and Zoning.
  - 2. Class II: an architect, civil engineer, or professional planner licensed by the State of New Jersey.
  - 3. Class III: a representative of the business community.
  - 4. Class IV: three (3) citizens of the City of Camden holding no other City office or position. To the greatest extent practicable, the membership of this class should consist of residents of the various historic districts in the City.
  - 5. Class V: a member of the Planning Board.
  - 6. Class VI: a member of the City Cultural and Heritage Commission.

Members shall be appointed by the Mayor, with the consent of the City Council. Vacancies shall be filled for the remainder of the term.

- D. Members shall be appointed for two-year terms. The initial terms of members from Classes I, II, one (1) member from Class IV and members of Classes V and VI shall be one (1) year. The initial terms of members of Classes II, III and two (2) members of Class IV shall be two (2) years. After the initial terms of all members, members shall be appointed for two-year terms.

- E. Minutes of every meeting shall be kept and shall include the names of all persons appearing and addressing the Commission, the findings, if any, made by it and the reasons therefore. Copies of minutes shall be sent to the City Clerk and the Secretary of the Planning Board and Zoning Board of Adjustment.
- F. The Commission shall elect a Chairman and Vice Chairman from any class except Class I and II and select a Secretary, who may or may not be a member of the Commission. It may employ or contract for and fix the compensation of legal counsel, other than the City Attorney, and experts and other staff and services as it may deem necessary, not exceeding the amount appropriated by the governing body for its use.
- G. The Commission may adopt reasonable rules not inconsistent with this Article or other laws or ordinances for the administration of its functions or powers. The Commission may adopt standards for each historic district that provide guidance to owners of buildings within these districts.
- H. Meetings.
  - 1. All meetings shall be open to the public in accordance with provisions of this Article and the Open Public Meetings Act.
  - 2. Meetings of the Commission shall be scheduled not less than once a month and shall be held as scheduled, unless canceled for lack of applications to process.
  - 3. Special meetings may be held at the call of the Chairman or on the written request of two (2) Commission members.
  - 4. A quorum shall be four (4) members, at least one (1) of which shall be a Class IV member.
- I. The Commission shall identify, record and maintain a system to survey and inventory all buildings, sites, places, landmarks and structures of historical or architectural significance, based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, and to regularly update and

revise the Camden Historic Survey and to aid the public in understanding their worth, methods of preservation, techniques of gathering documentation and other related matters. The Commission has the power to recommend and advise the Planning Board or Zoning Board of Adjustment on:

1. All matters of site plan and/or subdivision approval and on any other matters which are proposed in an historic district or with respect to an historic structure not located in an historic district.
2. Changes to this Article.
3. The designation of historic structures and changes or extensions of the boundaries of historic districts and the creation of new historic districts, including the review of National Register nominations. Such properties shall be reviewed in consideration of, but not limited to, the criteria for historic designation as established by the State Historic Preservation Office and the National Park Service.
4. The issuance of a Certificate of Appropriateness. The Commission shall advise and recommend to the Board with respect to the following:
  - a. Requests for permits for rehabilitation, restoration, reconstruction, alteration, new construction or demolition.
  - b. The appropriateness of design, arrangement and the materials and colors to be used in historic structures and buildings in historic districts.
  - c. Any new construction within an historic district shall be reviewed by the Historic Preservation Commission, certifying as to whether such use or construction will detract from the character of the historic district and is in visual harmony and compatibility with the structures and places within the district to which it is visually related and acts as a backdrop to and does not

visually intrude upon such structures and places.

- d. The Commission shall review only the exterior features of a structure and shall not consider interior arrangements.
  - e. The Commission shall encourage alterations, repairs, restoration, reconstruction and rehabilitation that are made in the spirit of their original architectural style and any additions that are made in such a manner as not to distract from a structure's historical significance.
  - f. The Commission shall use architectural standards for review of applications based on the Secretary of Interior Standards for Historic Preservation Projects and upon basic guidelines for rehabilitation of properties within specific historic districts as authorized by City Council. Specific basic guidelines corresponding to each district shall be promulgated and adopted by City Council as part of the Article.
- J. The Commission shall review all requests for demolition within an historic district or historic structures, as well as the development of any new landscaping, structure or improvement upon thereafter. The Commission shall be guided by the following additional considerations in exercising judgment in granting a Certificate of Appropriateness for demolition:
- 1. The structure is deemed by the Construction Code Official to be a hazard to public safety or health and repairs are impossible.
  - 2. Such structure is a deterrent to a major improvement program which will be of substantial benefit to the City.
  - 3. Retention or restoration of such structure within the parameters of this article would cause undue financial hardship to the applicant/owner. The Planning Board or Commission may take into consideration the financial capacity of the applicant/owner. However, a lack of

maintenance causing advanced deterioration shall not justify the demolition of an historic structure.

4. Whether boarding up and securing the structure, including the roof, are a reasonable alternative to demolition.
5. Meeting health and safety requirements and eliminating dangerous conditions in a manner which minimizes removal or alteration of historic material or architectural features.
6. Salvaging architectural elements of the structure for future use on another structure or at another City site.

K. The Commission shall be involved in the following additional activities:

1. Propose, from time to time as deemed appropriate, the establishment of additional historic districts and revisions to existing historic districts.
2. Conduct a survey of exteriors of buildings, structures, objects and monuments for the purpose of determining those of historic and/or architectural significance and pertinent facts about them; and to maintain and periodically revise the detailed listings (resource inventories) of historic resources and data about them, appropriately classified with respect to national, state and local significance.
3. Formulate recommendations concerning the establishment of an appropriate system of markers for selected historic and/or architectural site and buildings including proposals for the installation and care of such historic markers.
4. Formulate recommendations concerning the preparation and publication of maps, brochures and descriptive materials about the City's historical and/or architectural sites and buildings.
5. Advise owners of historic buildings regarding rehabilitation, repairs, maintenance methods and technologies, adaptive



use, economic and tax incentives and other historic preservation strategies.

6. Promote public interest in the purposes of this Article by carrying on educational and public relations programs.
7. Adopt and publish Historic Preservation Guidelines to facilitate reviews and establish design standards for the Historic Districts. Guidelines shall include the broad historic values and the relationship of buildings and structures to historic personages or events, significant architectural types, effects of the proposed changes on the general historical and architectural nature of the district, appropriateness of exterior architectural features that can be seen from the public right-of-way, the general design, arrangement, texture and material of a building or structure and the relationship of such features to other features of buildings or structures in the District, the height of new and modified buildings or structures, the demolition or displacement of historic building or structures, and the financial feasibility of its recommendations based upon unreasonable cost for repair or replacement in kind of whole or part of a building or structure.

**577-155      Creation of Districts and Structure Designation.**

- A. The designation and creation of historic overlay districts and the designation of historic structures is hereby authorized.
- B. Surveys shall be used as a basis for identifying future historic structures and historic districts worthy of such designation. The Commission shall consider for designation individual structures and districts that have already been designated in the Camden Historic Survey and that have integrity of location, design, setting, materials, workmanship and association, and that meet one or more of the following criteria or attributes:
  1. Character, interest or intrinsic value as part of the development, heritage or cultural characteristics of the City, State or nation;

2. Identification with a person or persons who significantly enriched the City, State or nation;
3. Site of an historic event which had significant effect on the development of the City, State or nation;
4. Embodiment of distinctive characteristics of a type or period or method of construction, architecture or engineering;
5. Identification with the work of a master builder, builder, designer, artist, architect, developer or landscape architect whose work has influenced the development of the City, State or Nation;
6. Unique location of singular physical characteristics that make a district, landmark or topographical feature an established or familiar visual feature or landmark in the City of Camden; or
7. Ability or potential ability to yield information important in prehistory or history.

C. Based on the Commission's review of the nomination or upon the recommendations of other City, State or federal agencies, or of interested parties, the Commission shall consider designation of an historic structure or historic district. State or federal recommendations may be in the form of an opinion, or a determination of eligibility from the State Historic Preservation Officer or his deputies or a determination of eligibility from the National Park Service, Office of the National Register. Designation shall occur according to the procedures outlined below:

1. The Commission or interested party shall prepare a nomination report for each proposed district or structure. For historic district designations, the report shall include a building-by-building inventory of all properties within the district, photographs of representative properties within the district, a property map of the district showing boundaries and tax parcel, a physical description and statement of significance for the district and a property tax parcel listing.

For historic structure designations, the report shall include one or more photographs, the tax lot and block number of the property and a physical description and a statement of significance. A completed National Register nomination may also be used for structures or districts. In the case of Federal or State determinations, the Commission shall prepare a nomination report for each district or structure determined to be eligible for listing in the National Register of Historic Places. All nominations for listing in the State or National Register of Historic Places, whether publicly or privately prepared, shall be reviewed by the Commission.

2. The Commission shall schedule a public hearing on the proposed designation of a district or structure. At least ten (10) days prior to the hearing, the applicant for designation or the Commission, as the case may be, shall by personal service or certified mail:
  - a. Notify each owner of private property of a proposed historic structure or each owner of a property within a proposed historic district that his or her property is being considered for historic designation and the reasons therefore;
  - b. Advise each owner of private property of the significance and consequences of such designation and of his or her right to object to such designation; and
  - c. Notify each owner of private property of the date, time and place of the hearing.
3. Public notice of the hearing shall be given at least ten (10) days prior to the hearing by publication in the official newspaper of the City. A copy of the nomination report shall also be made available for public inspection in the City Clerk's office at least ten (10) days prior to the hearing.
4. Upon Commission review and approval of the proposed historic district or historic structure designation, the Commission shall forward its report to the City Council. The

City Council shall refer the report to the Planning Board, which in turn shall report to the City Council within thirty five (35) days. If the historic designation report is approved by the Planning Board, the Board shall amend the Camden Historic Survey accordingly and forward its recommendation for commensurate historic zoning change to the City Council. The City Council may disapprove or change any Planning Board recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following such recommendation. Failure of the Planning Board to transmit its report within the thirty five (35) day period provided herein shall relieve the City Council of its obligations relating to referral of such a report to the Planning Board. City Council action on historic district or historic structure designations shall be otherwise subject to those procedures and statutes which apply to a change of a zoning designation and the adoption, revision or amendment of any development regulation.

5. Notice of designation shall be made public by publication in the official newspaper of the City Council and distribution to all municipal agencies reviewing development applications and permits. A certificate or letter of designation shall be sent to each owner affected by the designation as identified by the Tax Assessor. In those cases where City Council approval of an historic district or the extension of an existing district is forthcoming, the City Zoning Map shall be amended to indicate the extension of the Historic District overlay zone and Appendix A of the Camden Historic Survey shall be amended accordingly.
6. A protest of a proposed historic district signed by 50% or more of the property owners within that proposed historic district may be filed with the City Clerk. Such designation shall not become effective following the filing of such protest except by a favorable vote of 2/3 of all members of the City Council.

**577-156      Compliance Required.**

- A. The exterior of structures within designated historic districts or of designated historic structures shall not be restored, reconstructed, rehabilitated, constructed or demolished, altered or added to unless such action complies with the Secretary of the Interior's Standards or standards created specifically for the regulation of building restoration within historic districts and a Certificate of Appropriateness is issued.
- B. If any person shall undertake any activity on a structure or improvement within an historic district or an individual historic structure without having first obtained a Certificate of Appropriateness, such person shall be deemed to be in violation of this Article.
- C. Upon learning of the violation, the Zoning Officer/Administrative Officer shall personally serve upon the owner of the lot whereon the violation is occurring or has occurred a notice describing the violation in detail and giving the owner ten (10) days to abate the violation by restoring the structure or improvement to its status quo ante. If the owner cannot be personally served within the City with said notice, a copy shall be posted on-site and a copy sent by certified mail, return receipt requested, to the owner or violator at his last known address as it appears on the City tax rolls.
- D. In the event that the violation is not abated within ten (10) days of service or posting on-site, whichever is earlier, the Zoning Officer/Administrative Officer shall find that the owner is in violation of Section 577-165 of the City Code.

**577-157** **Zoning Regulations to Apply.** All existing zoning regulations, in addition to those enumerated in this article, shall apply to historic districts. The historic structures and properties in Historic Districts and Conservation Districts identified in Appendix A of the Camden Historic Survey and the City Master Plan shall be included in a Historic District Overlay Zone.

**577-158** **Applicability.** In no case shall this Article be interpreted to review or regulate:

- A. Any underground improvement; or
- B. Any other utility improvement that does not affect the exterior of an

existing structure or does not constitute a new building or structure.

**577-159**      **Certification of Appropriateness for Actions.**

- A. A Certificate of Appropriateness is required in an historic district or historic structure for the following actions:
  - 1. Rehabilitation of the exterior of a structure.
  - 2. Restoration of the exterior facade of a structure.
  - 3. Reconstruction of the exterior of a structure.
  - 4. Additions to any structure.
  - 5. Alteration of the exterior of a structure.
  - 6. Demolition of a structure.
  - 7. New construction.
  - 8. Relocation of a structure or improvement.
  - 9. Erection of signs.
  
- B. Any applicant undertaking such rehabilitation, restoration, reconstruction, alteration, new construction or demolition of improvements shall first complete and submit an application for a Certificate of Appropriateness to the Zoning Officer/Administrative Officer or the Secretary of the Historic Preservation Commission.
  
- C. The Construction Code Official shall not issue a permit for exterior rehabilitation, restoration, reconstruction, alteration, new construction or demolition prior to action by the Commission and Board and a Certificate of Appropriateness issued, except in failure to act in the prescribed time pursuant to 40:55D-111.
  
- D. A complete application shall consist of:
  - 1. A completed application form, in full, supplied by the Historic

Preservation Commission.

2. For vacant structures, additions and new construction, architectural drawings or rendering of details of the exterior of the structure, including but not limited to cornices, brackets, windows/fenestration, brickwork, mortar, window trim and moldings, heads and sills, porches, balusters, porch friezes, projecting elements, doors and bays and finishes to be applied to exterior details.
3. For occupied structures, a narrative description pursuant to guidelines set by the Commission of the proposed scope of work on a facade may be submitted instead of architectural drawings. Said narrative description of proposed scope of work may include but not be limited to the same details as in Subsection D (2) of this section.
4. Photographs of existing building or structure affected by proposed work and photographs of adjacent buildings and/or structures.
5. Material and product data indicating nature of new materials proposed.
6. Samples of proposed new and/or replacement materials (samples shall be brought by applicant to Commission meeting).
7. Claim of economic hardship with required support information and data.
8. Elevations and details of proposed sign indicating materials, dimensions, text style, and actual copy intended. Signs to be mounted and/or hung from a building or structure shall be represented by drawing showing building or structure elevation at minimum 1/4" = 1'-0" scale with proposed sign superimposed on elevation.
9. An application fee of twenty-five dollars (\$25) for exterior alterations or additions and ten dollars (\$10) for signs. The fee may be waived for low and moderate income residents.

10. An application for a Certificate of Appropriateness for demolition under this Article shall present evidence that the structure cannot be put to a reasonable, beneficial use or that there are other substantial grounds of hardship or need requiring demolition of the structure. A lack of long term maintenance which has caused a deteriorated condition shall not be justification for issuance of a Certificate of Appropriateness for demolition.
- E. Upon submission of a complete application to the Zoning Officer/Administrative Officer, and his certification thereof, the Historic Preservation Commission shall have no longer than forty five (45) days, or such further time as may be consented to by the applicant, to take action on said application.
  - F. Failure by the Commission to take action within the prescribed time shall be deemed as recommending approval of the application and shall be forwarded to the Board.
  - G. The Commission shall be guided by the Secretary of the Interior's Standards and any standards adopted by the City Council for the regulation of specific historic sites or districts.
  - H. The Commission may recommend to the Board that the application be approved, approved with conditions or denied. A copy of the Commission's action shall be sent, by mail or hand delivered, to the applicant or his representative.
  - I. The Commission, when recommending denial of an application, shall give reasons for said action.
  - J. The Board shall hear all recommendations from the Commission, except as required under this article and the New Jersey Municipal Land Use Law.
  - K. Approvals.
    1. The Planning Board, pursuant to Section 577-154, shall act within forty five (45) days of Commission action, except



when the Board of Adjustment is acting pursuant to Article XXXI, or within such further time as may be consented to by the applicant to take action on said application.

2. A majority of Board members present shall be considered necessary to take action on a Commission recommendation.
3. Failure of the Board to take action within the prescribed time shall be deemed as approving the application. The Secretary of the Board shall issue a Certificate of Appropriateness and shall note thereon that the Board failed to act within the prescribed time.
4. Upon favorable decision approving or approving with conditions any application, the Board shall issue a Certificate of Appropriateness. Conditions shall be in detail for rehabilitation, restoration, alteration, reconstruction, new construction or demolition.
5. The Certificate of Appropriateness shall authorize the Construction Code Official to issue a permit if all other conditions or requirements of the law have been satisfied. Copies of the Board's final decision shall also be sent to the following agencies:
  - a. The Division of Planning and Zoning.
  - b. The Department of Redevelopment and Planning.
  - c. The City Architectural Historian or the equivalent.
  - d. The City Clerk.
  - e. The Construction Code Official.
  - f. The Zoning Officer/Administrative Officer.
  - g. The City Council.
  - h. The Historic Preservation Commission.

6. If a Certificate of Appropriateness has been denied, the Construction Code Official or his agent shall not issue a permit unless a subsequent certificate for the same property has been granted.
7. If, after a Certificate of Appropriateness is issued, a change in scope of work becomes necessary, the applicant shall reapply to the Commission pursuant to procedures in this section. The new application shall be considered an amendment to the original application.
8. The Certificate of Appropriateness shall be valid for one year from the date of approval. Two (2) extensions of six (6) months each may be granted by the Planning Board. The running of the one year approval, and the running of any extensions, shall be tolled during the period that the certificate of appropriateness is challenged in a court of law, or in any other manner whether administrative, legislative or judicial, including all applicable appeal periods. The provisions of this section shall be applicable to all certificates of appropriateness which have been issued and have not expired as of the date of adoption of this section (11/9/2010), as well as all certificates of appropriateness which are approved by the Planning Board after the date of adoption of this section. During the one year approval period of any certificate of appropriateness, as well as the time periods by which it may be extended as a result of either extensions granted by the Planning Board or as a result of the tolling caused by a challenge described above, the City's right to enforce the certificate of appropriateness shall not be in any way limited or restricted by this ordinance provision.
9. The Construction Code Official, Zoning Officer/Administrative Officer or their agents may stop work at any site which does not comply with an issued Certificate of Appropriateness and/or this Article.
10. The Historic Preservation Commission shall review the

municipal, State and National Register nominations with the same procedures as established for hearings as outlined under N.J.S.A. 40:55D-10 of the New Jersey Municipal Land Use Law. Notice of the hearing shall be published at least ten (10) days prior to the date thereof.

**577-160**      **Powers of Board.**

- A.     The Planning Board shall review recommendations from the Historic Preservation Commission, unless an action under Article XXXI of this Code requires the action of the Zoning Board of Adjustment instead.
  
- B.     The Board shall take action on recommendations from the Commission on a Certificate of Appropriateness. The following actions are permissible actions:
  - 1.     Approve the application for a Certificate of Appropriateness.
  
  - 2.     Approve the application for a Certificate of Appropriateness with conditions. The Board shall detail such conditions as recommended by the Historic Preservation Commission or the Board.
  
  - 3.     Deny the application for a Certificate of Appropriateness.
  
- C.     The Board, when acting on any application shall consider the guidelines and requirements outlined in Section 577-154, 155, 159 and Section 161 of this Article.
  
- D.     The Board shall issue a Certificate of Appropriateness whenever acting in regard to Section 577-160 B (1) or (2).

**577-161**      **Standards for Review.** The Commission and Board shall be guided by the following standards in reviewing applications for a Certificate of Appropriateness:

- A.     Every reasonable effort should be made to provide a compatible use for structures which will require minimum alterations to the structure.

- B. Rehabilitation should not destroy the distinguishing qualities or character of the structure. The removal or alteration of any historic material or architectural features should be held to a minimum, consistent with the proposed use.
- C. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on documentation supporting the accurate duplications of original features.
- D. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and often predate the mass production of building materials should be retained wherever possible.
- E. The original siding and roofing material should be maintained or repaired, and, if replacement is needed, it should be of the same material and size. If the same material is not available, a substitute material should be of the same shape size and color. Replacement materials or features may achieve their own significance over time and should not be altered or removed without sufficient cause.
- F. Storm windows and doors are not prohibited, but should be as unobtrusive as possible.
- G. All structures should be recognized as products of their own time. Alterations to create an appearance inconsistent with the original character of the structure shall be discouraged.
- H. Signs in the Historic District, except public and temporary signs, should be reviewed for their conformity in exterior material composition, external appearance and size with similar advertising or information media used in this architectural period of the district or building. Signs should be reviewed in their relationship to the structure to which they are attached. The Commission should adopt, revise and publish Historic Camden Sign Design Guidelines to facilitate reviews and establish design standards for signs in the

## Historic Districts.

- I. In regards to applications for new construction, additions and alterations, in addition to those applicable standards for rehabilitation, visual compatibility factors shall be considered by the Commission. The following factors shall be used in determining the visual compatibility of a building, structure or appurtenance thereto with the buildings and places to which they are visually related:
  1. Height of the proposed building shall be visually compatible with buildings and places within the district to which it is proximate or visually related.
  2. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places within the district to which it is proximate or visually related.
  3. The relationship of the width of windows to the height of windows in a building shall be visually compatible with the buildings and places within the district to which it is proximate or visually related.
  4. The relationship of solids to voids in the front facade or facades fronting a public right-of-way or space shall be visually compatible with buildings and places within the district to which it is proximate or visually related.
  5. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings and places within the district to which it is proximate or visually related.
  6. The relationship of entrance and porch projections to the street shall be visually compatible with buildings and places within the district to which it is proximate or visually related.
  7. The relationship of materials, texture and color of the facade and roof of a building shall be visually compatible with the predominant materials used in the buildings and places

within the district to which it is visually related, and such materials, texture, and color shall act as a backdrop to and shall not intrude visually upon the buildings and places to which the building is related.

8. Appurtenances of a building such as walls, open-type fencing and landscape masses shall form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility with buildings and places within the district to which it is proximate or visually related.
9. The roof shape of a structure shall be visually compatible with buildings within the district to which it is visually related.
10. The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places within the district to which it is proximate or visually related.
11. A building shall be visually compatible to the buildings and places to which it is proximate or visually related and its directional character, whether this be vertical character, horizontal or nondirectional character.
12. The pattern and variety of plantings shall be visually compatible with the historic landscape within the district to which they are visually related.
13. Parking areas shall be screened from view from the public right-of-way and from the structures within the district.
14. To the extent possible, views from structures or places within the district shall not be blocked or impeded.

It is not the intention of this paragraph to discourage contemporary architectural expression or to encourage new construction which emulates existing buildings of historic or architectural interest or of a certain period of architectural style, but to preserve the integrity and authenticity of the historic overlay zoning districts and to

ensure the compatibility of alterations and new construction therein.

- J. Consideration shall be given to detrimental impact and the financial condition of the applicant affected by the application of historic preservation standards and promoting less expensive alternatives when undertaking an alteration, improvement, rehabilitation or restoration of a structure.
- K. The Commission shall be guided for further details by the Secretary of Interior Standards for Historic Preservation Projects, prepared by the Office of Archaeology and Historic Preservation, United States Department of the Interior, Washington, D.C., and as amended from time to time.
- L. In regard to an application to demolish an historic landmark or any improvement within an historic district, the following matters shall be considered:
  - 1. Its historic, architectural, cultural or scenic significance in relation to the criteria established in this Article.
  - 2. If it is within an historic district, its significance to the district as a key contributing or non-contributing and the probable impact of its removal on the district.
  - 3. Its potential for use for those purposes currently permitted by the land development ordinance.
  - 4. Its structural condition and the economic feasibility of alternatives to the proposal. A prolonged lack of maintenance shall not facilitate the demolition of historic buildings.
  - 5. Its importance to the City and the extent to which its historical or architectural value is such that its removal would be detrimental to the public interest.
  - 6. The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty and expense.

7. The extent to which its retention would promote the general welfare by maintaining and increasing the real estate values, generating business, creating new jobs, attracting tourists, attracting new residents, encouraging study and interest in both American history and the history of Camden, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, or making the municipality a more attractive and desirable place in which to live and work.

Upon receipt of an application to demolish or raze a building or structure in the Historic District, if, for reasons it shall state in a written opinion, the Commission determines that the building or structure is of historical significance, the Commission shall seek alternatives to demolition and include those alternatives in its recommendation to the Board.

In the event the Board determines there are historically significant features and there appears to be no alternative to demolition, the applicant shall cooperate with the Board in permitting these features to be removed for preservation before the building or structure is demolished. The applicant shall provide photographic documentation of the structure and a site plan locating the structure on the site.

- M. In regard to an application to move any historic landmark, or to move any structure within an historic district, the following matters shall be considered:
  1. The historic loss to the site of original location and the historic district as a whole.
  2. The compelling reasons for not retaining the landmark or structure at its present site.
  3. If the proposed new location is within a district, visual compatibility factors as set forth in Section 577-167.
  4. The probability of significant damage to the landmark or



structure itself.

5. If it is to be removed from the City of Camden, the proximity of the proposed new location to the City, including the accessibility to the residents of the City.

N. In regard to an application for site plan, subdivision and other development proposal within an historic district, the following matters shall be considered:

1. An archaeological and historic sites program made up of at least the following:
  - a. An archaeological and historic sites survey giving a history of the site and identifying all known historic features. Sites identified in such survey shall be registered by a qualified archaeologist in the New Jersey State Museum Site Registration Program; and
  - b. A proposal as to how archaeological sites and historical sites shall be treated and who during construction shall be responsible therefore.
2. The Planning Board may require deed restrictions as it deems desirable to protect the historic features of the property.
3. All development applications shall show all proposed improvements within the historic overlay zoning district, which shall be developed in accordance with a comprehensive plan, except that, in the case of historic overlay zoning districts containing tracts in different ownership, tracts therein under common ownership shall be developed in accordance with a comprehensive plan.
4. The Planning Board shall approve a site plan or subdivision only if the plan as proposed or conditioned adequately specifies how historic sites and archaeological sites on the parcel are to be treated and such proposal is appropriate given the nature of such sites. The applicant shall monitor construction to assure that all provisions of the approved

plan as to the identification, preservation, or removal of historic features and historic or archaeological artifacts are complied with and shall appoint an individual in the field with the responsibility therefore and retain a person with the necessary expertise in connection therewith. In the case of accidental finds, the applicant shall report the same forthwith to the Zoning Officer/Administrative Officer and cease all construction activity with respect thereto for two (2) working days (Monday through Friday excluding holidays). The Commission or, in the absence of a quorum, the Chairman or, in his absence, the Secretary, may within such time order that the artifacts discovered be documented and removed under the supervision of the expert identified in the approval and at the expense of the applicant. In the case of extraordinary finds, the Commission, Chairman, or Secretary, as the case may be, may order that the work cease and that the plans be modified to reflect the find. Such order shall remain in effect only until the next meeting of the Planning Board unless the Planning Board at such meeting continues the order, with or without modifications.

- O. The Planning Board when approving a development application in an historic overlay zoning district shall require stabilization plan review and approval by the Historic Preservation Commission that satisfies the following:
1. Any historic structure on the property be made secure against theft and vandalism.
  2. Inflammable materials not be stored therein except in a manner approved by the fire marshal.
  3. Emergency repairs sufficient to protect against deterioration of the structure be undertaken and proof of inspection for insect and vermin infestations and of appropriate remedial work be submitted.
  4. The structure be made structurally sound and its basic electrical, plumbing, heating systems be in adequate working order and free of hazards to ensure structural and

architectural integrity or the winterization of the historic structure so as to protect against damage.

5. Existing landscaping shall be documented by photographs and preserved when appropriate and further landscaping, as installed, shall be historically appropriate.
  6. Interior features of historic significance such as moldings, fireplace mantels, doors and fixtures shall not be removed except for preservation purposes and that any such features which are removed shall be put back in place on the site.
  7. The interior not be damaged and any damage be repaired.
  8. The exterior of the structure be restored in a manner consistent with the criteria set forth in Section 577-161.
  9. The Planning Board may condition the filing of a site plan or subdivision upon the above obligations being met; may establish a phasing plan setting forth when any repair work shall be completed and the other obligations set forth herein are to be met; and may require that the repair and restoration work be subject to the approval of the Historic Preservation Commission and the approval of a Certificate of Appropriateness by the Planning Board based on the recommendations of the Historic Preservation Committee.
- P. Any fence to be erected, altered or reconstructed in the historic district shall be referred to the Historic Preservation Commission for review before the Zoning Officer/Administrative Officer issues a fence permit. Such Historic Preservation Commission purview shall be limited to those cases where the fence is visible from a public street or right-of-way, including alleys, alleyways or other public easements.

**577-162      *Maintenance and Repair Required.***

- A. Neither the owner nor the person in charge of a property listed in Appendix A of the Camden Historic Survey shall allow such property to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature

so as to produce or tend to produce a detrimental effect upon the life and character of the property or the historic district in which it may be located. Examples of the type of disrepair prohibited include, but are not limited to:

1. The deterioration of exterior walls or other vertical supports.
2. The deterioration of roofs or other horizontal members.
3. The deterioration of exterior chimneys.
4. The deterioration or crumbling of exterior walls, roofs and foundations, including broken windows or doors.
5. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions, which could lead to the claim that a demolition is necessary for the public safety.
6. Ineffective waterproofing of exterior walls, roofs, or foundations, including broken windows or doors.
7. Lack of gutters, downspouts and/or flashing and sealant permitting water penetration.
8. Lack of paint permitting water penetration of wood or rusting of metals.

Failure to maintain a building or structure in good condition, structurally sound and reasonably protected against decay and deterioration shall be considered demolition by neglect and a violation of this Article.

- B. The Zoning Officer/Administrative Officer shall give notice by certified or registered mail of specific instances of failure to maintain or repair. The owner or person in charge of such structure shall have sixty (60) days to remedy such violation, provided that the Zoning Officer/Administrative Officer, upon request, may allow an extension of up to sixty (60) days to remedy such violations. Thereafter, each day during which there exists any

violation of this section shall constitute a separate violation and shall be punishable as provided in Section 577-165 of the Code of the City of Camden.

**577-163**     **Official Inventories.** The Camden Historic Survey shall be the official City inventory of the historic districts and individual historic structures within the City of Camden. In Appendix A of the Survey are listed the address, tax parcel identification numbers, and survey number for the properties located in historic districts and individual historic structures which are located in the historic district overlay zone on the City Zoning Map. Appendix B shall be an inventory of those structures no longer extant or, because of advanced deterioration, are no longer considered eligible for listing on the State or National Register of Historic Places.

**577-164**     **Relation to Other Articles.** Should there be any inconsistencies between the provisions of this Article and the other existing provisions of this Article of the Code of the City of Camden, the provisions of this Article shall prevail.

**577-165**     **Penalties.**

- A.     If any person shall undertake any activity which affects an historic landmark or any improvement within an historic district without obtaining the Commission's review and the required Certificate of Appropriateness, such person shall be deemed to be in violation of this Ordinance.
  
- B.     Upon learning of the violation, the Zoning Officer/Administrative Officer shall personally serve upon the owner of the lot whereon the violation is occurring a notice describing the violation in detail and giving the owner ten (10) days to abate the violation by restoring the landmark or improvement to the condition it was in prior to the violation occurring. If the owner cannot be personally served within the municipality with the said notice, a copy shall be posted on the site and a copy sent to the owner at his last known address as it appears on the City tax rolls.
  
- C.     In the event that the violation is not abated within ten (10) days of service or posting on site, whichever is earlier, the Zoning Officer/Administrative Officer shall cause to be issued a summons and complaint, returnable in the municipal court, charging violation

of this ordinance and specifying the wrongful conduct of the violator.

- D. Any person who is in violation of the requirements of this article shall be liable for the penalties as outlined in this Ordinance.
- E. If any person is in violation of this Ordinance, he shall be required to immediately stop the activity, apply for the Commission's review, and take any necessary measures to preserve the landmarks affected pending a decision. If the project is denied, he shall immediately restore the landmark to its pre-activity status. The Zoning Officer/Administrative Officer is hereby authorized to seek injunctive relief regarding a stop action on restoration in the Superior Court, Chancery Division, not less than ten (10) days after the delivery of notice. Such injunctive relief shall be in addition to the penalties authorized in this Ordinance.
- F. In the event that any action which would permanently affect an historic landmark or historic district, or a demolition to remove the landmark is about to occur without approval having been issued, the Zoning Officer/Administrative Officer is empowered to apply to the Superior Court of New Jersey for injunctive relief as is necessary to prevent the demolition of any landmark.

**577-166**      **General.**

- A. No duties or powers of the Commission shall supersede or infringe on the powers of other City Boards or committees.
- B. If any section or provision hereof shall be adjudged invalid, such determination shall not affect the other provisions hereof, which shall remain in full force and effect to the extent severable from such determination.
- C. All ordinances and all provisions thereof inconsistent or conflicting with the provisions of this Article are hereby repealed to the extent of such conflict or inconsistency provided not otherwise required by law.
- D. This Article shall take effect upon final adoption after publication

thereof in accordance with law.

**577-167**

**Visual Relationship of New Buildings and Structures to Nearby Historic Landmarks and Districts.**

Any portion of a proposed site plan or subdivision located within five hundred (500) feet of an historic landmark or district or determined by the Commission to have a visual impact on the landmark or district shall be required to satisfy the following visual design standards:

- A. Buildings of different architectural styles shall be made compatible by such means as screens, sight breaks and materials.
- B. Attractive landscape transition to adjoining properties shall be provided.
- C. Harmony in texture, lines, scale, materials and masses is required while monotony shall be avoided.
- D. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to its surroundings.
- E. Colors shall be harmonious with the man-made or natural surroundings of the project and shall be typical of colors found on the landmark or within the historic district. Only compatible accents shall be permitted.
- F. The height of proposed structures may vary according to the height of existing structures that have a visual relationship to the proposed structures.
- G. Building materials and components, such as windows, doors and eaves, shall have good proportions and relationships to one another and to the surrounding man-made and natural materials.
- H. All projects shall be compatible in scale, height, site planning and color with any officially designated federal, State or local historic site, landmark or district.

## ARTICLE XXVI -- HC HISTORIC CONSERVATION OVERLAY ZONE

### 577-168 Purpose.

- A. Encourage the continued use of historic resources and facilitate their appropriate re-use.
- B. Safeguard the heritage of the City of Camden by preserving resources within the City which reflect elements of its cultural, social, economic and architectural history.
- C. Maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects, or districts within the City of Camden.
- D. Stabilize and improve property values and discourage the unnecessary and untimely demolition of historic resources.
- E. Foster civic beauty and neighborhood pride.
- F. Promote appreciation of Historic Conservation Overlay Districts for the education, pleasure and welfare of the citizens of the City of Camden and its visitors.
- G. Spur beautification and private reinvestment.
- H. Manage change by preventing alteration or new construction not in keeping with the historic structure or the historic conservation overlay district.
- I. Recognize the importance of all buildings in conservation districts and of individual historic structures located outside of a district by urging property owners and tenants to maintain their properties in keeping with the requirements and standards of this Article.
- J. Encourage the proper maintenance and preservation of historic settings and landscapes.
- K. Encourage appropriate alterations of historic structures and buildings in historic conservation overlay districts.



- L. Enhance the visual and aesthetic character, diversity, continuity and interest of the City.
- M. Promote the conservation of historic sites located in historic conservation overlay districts and invite voluntary compliance in a manner that minimizes hardships on residents located within conservation districts, especially those of low and moderate income.
- N. Protect archeological sites and resources currently buried that may prove valuable in interpreting the history or pre-history of the City of Camden.

**577-169**     **Application of Provisions.** The following regulations shall apply to all structures designated in Section 577-155 and to any other historic resources which are designated in accordance with the procedures outlined in Section 577-161 and 173. These historic designations shall be in addition to the districts which shall also be designated on the City Zoning Map and Articles of the Land Development Ordinance for such areas.

**577-170**     **Permitted Uses.** All uses permitted for a historic structure(s) within a conservation district, shall be those designated by the City Zoning Map. Such uses shall not be altered by further designation as a historic conservation overlay district.

**577-171**     **Area and Height Regulations.** The maximum building height, minimum lot size, maximum coverage, etc., shall be as provided in the Land Development Ordinance for the respective zones, except that the Planning Board or Zoning Board of Adjustment may grant variances for such regulations where necessary to preserve historic characteristics.

**577-172**     **Zone Oversight.** The Historic Preservation Commission shall provide oversight to a Historic Conservation Overlay District in accordance with Article XVIII Section 577-154 and 161.

**577-173**     **Creation of Districts and Structure Designation.**

- A. The designation and creation of historic conservation districts and the designation of historic structures is hereby authorized.

B. Surveys shall be used as a basis for identifying future historic structures and historic conservation overlay districts worthy of such designation. The Commission shall consider for designation individual structures and districts that have integrity of location, design, setting, materials, workmanship and association, and that meet one or more of the following criteria or attributes:

1. Character, interest or intrinsic value as part of the development, heritage or cultural characteristics of the City, State or nation;
2. Identification with a person or persons who significantly enriched the City, State or nation;
3. Site of an historic event which had significant effect on the development of the City, State or nation;
4. Embodiment of distinctive characteristics of a type or period or method of construction, architecture or engineering;
5. Identification with the work of a master builder, builder, designer, artist, architect, developer or landscape architect whose work has influenced the development of the City, State or nation;
6. Unique location of singular physical characteristics that make a district, landmark or topographical feature an established or familiar visual feature or landmark in the City of Camden; or
7. Ability or potential ability to yield information important in prehistory or history.

C. Designation of a historic conservation overlay district shall occur according to the procedures outlined below:

1. The Commission or interested party shall prepare a nomination report for each proposed district or structure. For historic conservation overlay district designations, the report shall include a building-by-building inventory of all

properties within the district, photographs of representative properties within the district, a property map of the district showing boundaries and tax parcel, a physical description and statement of significance for the district and a property tax parcel listing. For historic structure designations, the report shall include one or more photographs, the tax lot and block number of the property and a physical description and a statement of significance.

2. The Commission shall schedule a public hearing on the proposed designation of a district or structure. At least ten (10) days prior to the hearing, the applicant for designation or the Commission, as the case may be, shall by personal service or certified mail:
  - a. Notify each owner of private property of a proposed historic structure or each owner of a property within a proposed conservation district that his or her property is being considered for historic designation and the reasons therefore;
  - b. Advise each owner of private property of the significance and consequences of such designation and of his or her right to object to such designation; and
  - c. Notify each owner or private property of the date, time and place of the hearing.
3. Public notice of the hearing shall be given at least ten (10) days prior to the hearing by publication in the official newspaper of the City. A copy of the nomination report shall also be made available for public inspection in the City Clerk's office at least ten (10) days prior to the hearing.
4. Upon Commission review and approval of the proposed historic conservation overlay district or historic structure designation, the Commission shall forward its report to the City Council. The City Council shall refer the report to the Planning Board, which in turn shall report to the City Council within thirty five (35) days. If the designation report is

approved by the Planning Board, the Board shall forward its recommendation for commensurate historic zoning change to the City Council. The City Council may disapprove or change any Planning Board recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following such recommendation. Failure of the Planning Board to transmit its report within the thirty five (35) day period provided herein shall relieve the City Council of its obligations relating to referral of such a report to the Planning Board. City Council action on conservation district designation shall be otherwise subject to those procedures and statutes which apply to a change of a zoning designation and the adoption, revision or amendment of any development regulation.

5. Notice of designation shall be made public by publication in the official newspaper of the City Council and distribution to all municipal agencies reviewing development applications and permits. A certificate or letter of designation shall be sent to each owner affected by the designation as identified by the Tax Assessor. In those cases where City Council approval of a conservation district or the extension of an existing district is forthcoming, the City Zoning Map shall be amended to indicate the extension of the Conservation District Overlay Zone shall be amended accordingly.
6. A protest of a proposed historic district signed by 50% or more of the property owners within that proposed conservation district may be filed with the City Clerk. Such designation shall not become effective following the filing of such protest except by a favorable vote of 2/3 of all members of the City Council.

**577-174      Compliance Required.**

- A. The exterior of structures shall not be restored, reconstructed, rehabilitated, constructed or demolished, altered or added to unless such action complies with the Secretary of the Interior's Standards or standards created specifically for the regulation of building restoration within historic conservation overlay districts.

- B. If any person shall undertake any activity on a structure or site within a historic conservation overlay district or an individual historic structure without first having appeared before the Historic Preservation Commission, such person shall be deemed to be in violation of this Article.
- C. Upon learning of the violation, the Zoning Officer/Administrative Officer shall personally serve upon the owner of the lot whereon the violation is occurring or has occurred a notice describing the violation in detail and giving the owner ten (10) days to abate the violation by restoring the structure or improvement to its status quo ante. If the owner cannot be personally served within the City with said notice, a copy shall be posted on-site and a copy sent by certified mail, return receipt requested, to the owner or violator at his last known address as it appears on the City tax rolls.
- D. In the event that the violation is not abated within ten (10) days of service or posting on-site, whichever is earlier, the Zoning Officer/Administrative Officer shall find that the owner is in violation of Section 577-165 of the City Code.

**577-175** **Zoning Regulations to Apply.** All existing zoning regulations, in addition to those enumerated in this article, shall apply to historic conservation overlay districts. The historic structures and properties in Historic Districts and Historic Conservation Overlay Districts identified in Appendix A of the Camden Historic Survey and the City Master Plan shall be included in a Historic Conservation District Overlay Zone.

**577-176** **Applicability.** This Article shall be interpreted to review or regulate:

- A. Any underground improvement; or
- B. Any other utility improvement that does not affect the exterior of an existing structure or does not constitute a new building or structure.

**577-177** **Certification of Appropriateness for Actions.**

- A. A Certificate of Appropriateness is not required in a Conservation District or historic structure designated for conservation.

**ARTICLE XXVII -- S STREAM AND RIVER CORRIDOR PROTECTION  
AND MANAGEMENT OVERLAY ZONE**

**577-178**      ***[REMOVED]***

**577-179**      ***[REMOVED]***

**577-180**      ***[REMOVED]***

**577-181**      ***[REMOVED]***

**577-182**      ***[REMOVED]***

**577-183**      ***[REMOVED]***

**577-184**      ***[REMOVED]***

**577-185**      ***[REMOVED]***

## ARTICLE XXVIII -- EXCEPTIONS AND SUPPLEMENTAL REGULATIONS

### **577-186**      **Redevelopment Areas**

Redevelopment district areas, as shown on the City "Redevelopment Areas" map, have been so designated by the City Council under R.S. 40:55C-1, *et seq.*, and are subject to the specific redevelopment regulations as adopted by the City Council for the particular redevelopment area. These specific regulations take precedence over the underlying zone district regulations. The applicable regulations for each redevelopment area may be obtained from the Office of the City Clerk and from the Planning Board.

### **577-187**      **Non-Conforming Uses**

- A. The following provisions shall apply to all buildings and uses lawfully existing on the effective date of this Ordinance which do not conform to the requirements set forth in this ordinance and to all buildings and uses that become non-conforming by reason of any subsequent amendment to this Ordinance.
- B. Any non-conforming use of structures or land and any non-conforming buildings may be continued indefinitely, but such buildings or uses:
  - 1. Shall not be enlarged, altered, extended, reconstructed or restored, except as provided in this Ordinance herein, nor placed on a different portion of the lot or parcel of land occupied by such use on the effective date of this Ordinance, nor shall any external evidence of such use be increased by any means whatsoever.
  - 2. Shall not be moved to another location where such use would be non-conforming.
  - 3. Shall not be re-established if such use has been voluntarily discontinued for any reason for a period of one (1) year or more, or has been changed to, or replaced by, a conforming use.
  - 4. Shall not be restored for other than a conforming use after

substantial destruction thereof.

- C. Maintenance may be made to a non-conforming use, structure, or lot provided the maintenance work does not change the use, expand the building or the functional use of the building, increase the area of a lot used for a non-conforming purpose, or increase the non-conformity in any manner.

**577-188      Additions and Alterations to Non-Conforming Building Structures.**

Nothing in this Article shall be deemed to prevent normal maintenance and repair, structural alteration in, or the reconstruction of, a non-conforming structures; provided that such action does not increase or extend the degree of, or create any new, non-conformity with regard to the regulations pertaining to such buildings or the lot upon which they are constructed; except that, the floor area of a detached single-family house that occupies a lot that is smaller than the minimum lot area required in the district in which such house is located may be increased by not more than ten percent (10%) of the floor area existing as of the date of adoption of this Ordinance provided that the resulting structure complies with all other requirements of this Ordinance.

Any existing structure on a non-conforming lot or an existing structure on a non-conforming lot which violates any yard requirements may have additions to the principal building and/or an accessory building may be constructed on such a lot without an appeal to the Zoning Board of Adjustment, provided that the total permitted building coverage is not exceeded and the accessory building and/or the addition to the principal building do not violate any other requirements of this Ordinance.

**577-189      Accessory Buildings, Structures, Uses and Height Regulations.**

- A. Accessory buildings and structures shall be permitted only on the same lot and within the same zone as the principal building to which they are accessory, unless otherwise indicated in this Ordinance. All accessory uses shall be such as to not alter the character of the premises on which they are located or impair the neighborhood.
- B. Accessory buildings and structures shall only contain those uses



that are supplementary to the permitted use on the property.

- C. Accessory buildings, structures, and uses shall not occupy a front yard, shall be set back a minimum five (5) feet from any side yard and three (3) feet from any rear yard, and shall not occupy more than twenty-five percent (25%) of the rear yard requirements or a maximum of seven hundred fifty (750) square feet, whichever is smaller.
- D. On any corner lot no garage or other accessory building shall be constructed closer to the rear property line than ten (10) feet or nearer the side property line on the secondary street than the average setback line observed by primary structures fronting on such street, except that such distance need not exceed forty (40) feet.
- E. No accessory structure constructed for the purposes of a home occupation shall be closer to any side or rear property line than twenty-five (25) feet.
- F. A garage attached to any side of the dwelling and constructed as part of such dwelling shall be considered as a part of the dwelling and not as an accessory building and shall meet all bulk requirements for front, side, and rear yards, other setbacks and height of structure.
- G. Accessory buildings and structures shall not exceed ten (10) feet in height.
- H. A construction permit shall be required for the construction of all accessory buildings and structures including any which are already assembled or constructed.
- I. Every accessory building and structure shall be installed on a permanent poured concrete foundation of sufficient area and depth to satisfy the Uniform Construction Code requirements at every point where such accessory building or structure shall come into contact with the surface of the ground.
- J. Nothing in this Ordinance shall prevent the erection above the building height limit of a parapet wall or cornice extending above

such height limit not more than four (4) feet. The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, penthouses, domes not used for human occupancy, not to chimneys, ventilators, skylights, water tanks, bulkheads, and necessary mechanical appurtenances usually carried above the roof level, except where in the opinion of the Zoning Board of Adjustment such may be deemed to interfere with aerial navigation or constitute a fire hazard. Such features, however, shall not exceed a reasonable height to be determined upon reference of all such cases to the Zoning Officer/Administrative Officer.

- K. A temporary sales center where information including a "Sales Map" concerning the overall development is conveyed to prospective purchasers, where options are discussed, where contracts are executed, and where the normal marketing of the development takes place. A temporary sales center shall be located on a lot within a residential development approved for construction, and the temporary sales center shall meet the yard setback requirements otherwise specified for detached dwellings. Provisions for parking, lighting, signage, landscaping and the duration of the temporary sales center shall be approved by the Planning Board. An approved temporary sales center may receive a temporary Certificate of Occupancy.
  
- L. A model home or homes of the type to be sold. A model home may be freestanding or combined with the sales center, with the garage portion of the model home used as the sales center, provided that the garage must be converted to its automobile storage function prior to the conveyance of the combined model home/sales center to a purchaser, and provided further that any temporary accommodation, such as landscaping or walkways, must be modified to resemble the other single-family properties within the development. An approved model home may receive a temporary Certificate of Occupancy provided that all bathroom facilities within that portion of a model home not approved to be used as a sales center shall not be functional and shall be labeled: "Display Only, Do Not Use."

**577-190**      **Porches, Decks, and Patios.**

- A. The area of a porch, deck, or patio shall be included in computing the maximum impervious coverage.
- B. Decks and porches shall be no higher than six (6) feet above grade and shall be allowed only on the first floor.
- C. A porch shall be finished with roofing and siding materials and colors that are compatible to the principal building.
- D. A porch shall not be heated or air conditioned.
- E. The maximum height of a porch shall be one (1) story.
- F. Porches shall be permitted only in front or rear yards, and decks and patios shall only be permitted within side and rear yards.
- G. Every part of a required yard shall be open and unobstructed from its lowest level to the sky, except for the ordinary projection of sills, belt courses, chimneys, flues, buttresses, ornamental features and eaves; provided, however, that none of the aforesaid projections shall project into the minimum side yards more than twenty-four (24) inches. Unroofed entrance porches or decks which do not rise above the height of the floor level of the ground floor may extend into any yard, provided the total area of all such porches which extend into such yards does not exceed two hundred (200) square feet.

**577-191**     **Public Utility Facilities.**

- A. Such uses shall be subject to site plan review and approval.
- B. The use shall meet with the area and bulk requirements of the zone in which it is located.
- C. The Planning Board may impose reasonable requirements on the use including, but not limited to, off-street parking, landscaping, screening and buffering, depending on the nature of the site and surrounding uses.
- D. No storage of materials and trucks and no repair facilities or staging of repair crews shall be permitted, except within a

completely enclosed building.

- E. The exterior of any structure shall be in keeping with the other structures in the immediate neighborhood.
- F. Adequate fences and other safety devices must be provided as may be required. Fences, when used to enclose public utility facilities such as electrical power substations, shall be built in accordance with the applicable requirements of the New Jersey Board of Public Utility Commissioners and the National Electrical Code in effect at the time of the construction.
- G. Landscaping, including shrubs, trees, and lawns, shall be provided and properly maintained at all times.
- H. Off-street parking shall be provided as determined by the Planning Board during site plan review.

**577-192 Landscaping in All Zones.**

Other provisions of this Ordinance notwithstanding, in any district, the entire lot, except for areas covered by buildings or surfaced as parking, recreation or service areas, shall be seeded, sodded or planted with ground cover and suitably landscaped to include trees, shrubs, edging materials, stones, rocks or gravel; in accordance with an overall landscape plan consistent with the natural surroundings and neighborhood. All landscaping shall be properly maintained throughout the life of any use on said lot.

**577-193 Inground and Above-ground Swimming Pools.**

Swimming pools shall meet all of the requirements of an applicable ordinance of the City. Public swimming pools shall meet the appropriate design standards as set forth by the Uniform Construction Code of the State of New Jersey, and shall comply with approved bacteriological standards which may be promulgated by regulations issued by the City and/or County Board of Health, the State of New Jersey or other authority having jurisdiction. No swimming pool shall be located, constructed, or maintained on any lot or land area, except in conformity with the City's Swimming Pool Ordinance and the following additional requirements:

- A. A swimming pool shall be a permitted accessory use and no swimming shall be permitted unless it complies with the requirements of this Ordinance.
- B. A swimming pool and its water surface shall be counted in computing maximum impervious coverage.
- C. No loudspeakers or amplifying devices shall be permitted which can be heard beyond the lot lines of the lot on which said pool is located.
- D. Swimming pools shall be located on the same lot as the principal use.
- E. A swimming pool and its water surface shall be set back a minimum of five (5) feet from any side and rear property line.
- F. A swimming pool shall be a permitted accessory use and no swimming pool shall be permitted unless it complies with the requirements of this Article.
- G. Said use shall be appropriately screened and fenced to minimize adverse impact on adjoining properties.
- H. No existing or hereafter constructed swimming pool shall be located on a lot unless there is a residence on such lot.
- I. No swimming pool shall be hereafter constructed, installed, relocated or reconstructed unless the pool itself and any apron, accessory building, structure and equipment are all located at least ten (10) feet from all property lines and at least thirty (30) feet from the property line of any street bordering the property in question.
- J. Swimming pools are prohibited in front and side yards.
- K. All swimming pool equipment shall be stored in an enclosed structure or otherwise obscured from view by landscaping and/or fencing.
- L. Swimming pool lighting within and around the pool decking shall be

such as not to have an adverse impact on any neighboring properties.

**577-194 Basketball and Tennis Courts.**

- A. Such courts shall be counted in computing maximum impervious coverage.
- B. No loudspeakers or amplifying devices shall be permitted which can be heard beyond the lot lines of the lot on which said court are located.
- C. Such courts shall be constructed without lighting except in City parks and on school sites.
- D. Courts may use a hurricane type fence around the court area. The maximum height shall be six (6) feet along the property line and an additional one (1) foot in height for every additional one (1) foot set back from the property line, not to exceed ten (10) feet.
- E. Court drainage shall be reviewed and approved by the City Engineer.
- F. Courts are prohibited in front and side yards.
- G. Any storage of equipment used in the maintenance and operation of said courts shall be kept within an enclosed structure on the lot where said courts are located.
- H. The courts shall be appropriately screened with landscaping and fenced so as not to adversely affect adjoining properties.

**577-195 Private Recreational Vehicles.**

- A. Travel trailers, campers, motor homes, boat trailers, ATV and motorcycle trailers may be parked or stored only in a rear or side yard area at least ten (10) feet from the property line. The area shall be relatively unexposed to neighboring properties and appropriately screened with landscaping and/or fencing. The dimensions of such vehicles and trailers shall not be counted in

determining maximum impervious coverage.

- B. No private recreational vehicles may be stored on public streets for a period exceeding seven (7) days.
- C. No private recreational vehicle shall be used for human habitation at any time it is stored on a public street or on a lot.

**577-196      Breaking Curbs for Driveway Construction.**

- A. No person, firm or corporation shall break, cut or otherwise damage or disturb any existing curb in the right-of-way of any public street except in accordance with this Article.
- B. Such an existing curb may be broken in order to permit the construction of a driveway for access to property contiguous to such curb, but only in accordance with this Article.
- C. The Zoning Officer/Administrative Officer shall, upon written request of the owner or contractor fixing the location and size of the opening, authorize the City Clerk to issue a permit where the property in question contains a single-family detached dwelling.
- D. In all other instances, permission therefore shall be obtained from the Zoning Board of Adjustment upon written application and notice to other property owners as required in the case of a variance. The standards to be used by the Zoning Board of Adjustment in granting or denying such permission or in attaching such conditions as the Board may deem appropriate shall be: (1) increasing or aggravating the hazards of both vehicle and pedestrian traffic; (2) the reasonable size of the opening in relation to the intended use; (3) the existence of other means of access; (4) interference with the proper drainage of surface waters; (5) and any other factor involving the public convenience or necessity.
- E. The refinishing of all curb cuts shall be done in a good and workmanlike manner.

**577-197      Fences and Walls.**

- A. No fence that is a solid fence shall be erected from the front of a

house or building line forward. This includes fences erected along a public right-of-way or across a front yard.

- B. All fences shall be constructed with the finished side out and the structural side toward the interior.
- C. Fences which are painted shall be painted in only one (1) color. Fences painted originally must be maintained.
- D. Every fence shall be maintained in a safe, sound, upright condition and in accordance with the approved plan on file with the Zoning Officer/Administrative Officer.
- E. All fences must be erected within the property line.
- F. A fence not more than six (6) feet in height is permitted along the rear lot line and along the side lot line to the front building line. A fence not more than four (4) feet tall is permitted along the side lot line from the front building line to the front lot line and along the front lot line.
- G. No fence hereinafter erected, altered or reconstructed shall exceed a height of six (6) feet above ground level.
- H. Fences and walls shall be required to compliment the structural style, color, and design of the principal building.
- I. Fences and walls are more appropriately used adjacent to or attached to buildings as architectural extensions and careful consideration shall be given to coordination with the lines, materials, and color of any principal structure.
- J. Plantings shall be considered as part of any fencing or wall plan.
- K. The use of plant screens instead of fences is encouraged along property lines.
- L. Sound attenuation walls shall not be used unless they are required by the Planning Board for mitigation of unacceptable noise levels and no other alternative is available. In determining the design of



sound attenuation walls, the Board shall consider the sound source to locate the height and setback of proposed walls. Landscaping shall be included with the wall design.

- M. Fences and walls shall be constructed of durable high quality materials and shall display a high level of quality in finish and detail. Walls with a lesser quality of finish and detail may be considered for approval if they are continuously screened by landscaping.
- N. Gates in walls and fences between streets and open areas may be required by the Planning Board.
- O. Two (2) separate fences placed back-to-back along common property lines shall be discouraged.
- P. All walls, fences, and hedges shall be maintained in a safe, sound, and upright condition by the property owner and all hedges shall be neatly maintained and trimmed in appearance, and kept at a height not greater than prescribed in this Article.
- Q. Hedges shall be subject to the same provisions as regular fencing provided, however, that they shall not be placed nearer than four (4) feet to any sidewalk or any prospective sidewalk.
- R. The height of walls and fences shall be measured from the average elevation of the finished grade along the base of the wall or fence to its highest point.
- S. Retaining walls four (4) feet tall and over must have a four (4) foot tall fence installed on top for safety reasons or an equally acceptable design method shall be reviewed and approved by the Planning Board. The Planning Board shall review and approve all plans for retaining walls that are four (4) feet tall or taller. All plans for retaining walls shall include landscaping to soften their visual impacts.
- T. No fence, hedge, or wall of any type shall be erected or maintained if it is deemed a safety hazard in obstructing the view of motorists. Sight triangle areas shall be required at intersections and driveways entering streets, in addition to the specified right-of-way widths, in which no grading, planting, or structure shall be erected

or maintained more than thirty (30) inches above the street centerline, except for utility poles, street signs, fire hydrants, and light standards.

- U. All walls and fences shall be constructed and maintained in accordance with the following design standards:
1. If the fence is wood or wood frame, the framework must face the interior of the lot and be finished on both sides.
  2. If the fence is open metal mesh supported by posts or frames of either pipe or wood, the posts and frame must face the interior of the lot.
  3. If the fence is of masonry construction, a finished surface must be provided on the exterior side.
- V. The following fences and materials are strictly prohibited:
1. Barbed wire or wire on which barbs or points are strung or fastened, except in an industrial zone. Barbed wire shall be permitted in industrial zones but may be attached only to the top of the fence and shall be angled inward no less than forty-five (45) degrees. Such barbed-wire course may be in addition to fence height as permitted in Subsection G above.
  2. Concertina and razor-wire fences.
  3. Canvas or cloth fences.
  4. Electrically charged fences.
  5. Poultry netting or snow fences.
  6. Expandable and collapsible fences, except where permitted as temporary fences.
  7. Glass may not be embedded in any type of fence.
- W. Permits and fees:

1. A permit shall be obtained from the Zoning Officer/Administrative Officer for the erection, alteration or reconstruction of any fence, including temporary fences, as defined in this Article. No separate permit shall be required for new fences as a part of development where site plan review is required. However, all requirements in this section shall be observed as a part of site plan review.
2. The fee for such a new fence permit shall be forty dollars (\$40). No fee shall be required for the alteration or reconstruction of any existing fence.
3. Each application for a fence permit shall be filed in duplicate on forms furnished by the Zoning Officer/Administrative Officer and shall be accompanied by a sketch indicating the proposed location and dimensions of the fence, as well as the materials to be used.
4. Temporary fences shall be permitted for the duration of construction or the event held. The permit must contain the length of time of construction or the event.
5. Approval of all fence materials shall be subject to Uniform Construction Code conformance.
6. Upon the issuance of a fence permit, the Zoning Officer/Administrative Officer shall inspect the premises upon which a permit was issued to determine whether the fence meets all Ordinance provisions.

X. Exceptions:

1. These regulations shall not apply to municipal property and public recreational uses.
2. These regulations shall not be applied so as to restrict the erection of a wall for the purpose of retaining earth, provided that such wall does not exceed the height, measured from the ground level, of the highest adjacent grade.

- Y. A fence so herein provided may be permitted to encroach on the City right-of-way no more than four (4) feet or to the sidewalk, whichever is less, provided that proof on insurance liability is submitted to the Zoning Officer/Administrative Officer. The liability insurance shall not be canceled unless written approval from the Zoning Officer/Administrative Officer is obtained. Proof of insurance shall be submitted to the Zoning Officer/Administrative Officer each year after a permit is issued for fences that encroach on a City right-of-way.
- Z. The Zoning Officer/Administrative Officer shall have the power to enforce these regulations. If the Zoning Officer/Administrative Officer, upon inspection, determines that any fence or portion of any fence is not being maintained in a safe, sound, upright condition, he shall notify the owner of such fence, in writing, of his findings and state briefly the reasons for such findings and order such fence or portion of fence repaired or removed within fifteen (15) days of the date of such written notice.
- AA. Any fence to be erected, altered or reconstructed in a historic or conservation overlay district shall be referred to the Historic Preservation Commission for review before the Zoning Officer/Administrative Officer issues a fence permit. Such Historic Preservation Commission review shall be limited to those cases where the fence is visible from a public street or right-of-way, including alleys, alleyways or other public easements.

**577-198 Commercial Vehicles.**

No more than one (1) commercial vehicle with a gross vehicle weight of less than ten thousand (10,000) pounds may be parked, stored, or garaged at any dwelling unit or on any public street within the residential districts of the City.

**577-199 Exceptions and Supplemental Requirements to Bulk and Area Regulations.**

- A. On a corner lot, there shall be deemed two (2) front yards on abutting streets, one rear yard and one side yard.

- B. Yard Dimensions:
1. Where minimum permitted yard dimensions are less than sufficient to accommodate a required buffer area, they shall be increased accordingly.
  2. Where a lot abuts any street which is proposed to be widened on the Official Map or City Master Plan, the required minimum yard dimension shall be measured from the proposed right-of-way line.
- C. On a through lot, front yards are required along all street lines.
- D. When a lot adjoins a cul-de-sac or abuts a curved street with a radius of less than five hundred (500) feet, the required lot frontage may be reduced to not less than one-half ( $\frac{1}{2}$ ) of the required minimum lot width, and the minimum lot width at the front yard line may be reduced to not less than seventy-five (75%) percent of the required lot width.
- E. The required lot depth at any point may be decreased by twenty-five (25%) percent if the average lot depth conforms with the minimum requirements.
- F. The net habitable floor area of any dwelling unit shall be not less than the least restrictive of the most current minimum floor areas as promulgated by: (1) the New Jersey Housing Finance Agency; or (2) the U.S. Department of Housing and Urban Development in its minimum property standards manual.
- G. The number of occupants of any dwelling unit shall not exceed the maximum permitted under the most current occupancy guidelines as established by the U.S. Department of Housing and Urban Development.
- H. In any residential zone, there shall be not more than one (1) principal structure on each lot. In any other zone, the placement of more than one (1) principal structure shall be subject to Planning Board or Zoning Board of Adjustment approval of a site plan showing existing, proposed and all future development(s) on the site.

**577-200**      **Temporary Construction Trailers.**

- A.     It shall be unlawful for any person to park or maintain a construction trailer in the City unless such person shall first obtain a permit therefore. Said permit shall be obtained by application, in writing, addressed to the Construction Official, which application shall state:
  - 1.     The name and address of the owner of the trailer.
  - 2.     The ownership and location of the site where said trailer is to be parked or maintained.
  - 3.     The name and address of the general contractor or lessee, if other than the owner of the trailer.
  
- B.     Any permit issued hereunder shall be valid for a period of six (6) months, but may be renewed for an additional six (6) month period upon payment of additional fees for such renewal. Permission for subsequent renewals must be obtained by receiving a Use Variance from the Zoning Board of Adjustment.
  
- C.     Anything in this Section to the contrary notwithstanding, it shall be unlawful to park or maintain a construction trailer at any site upon expiration of a permit or after the expiration of thirty (30) days from the issuance of a certificate of occupancy of completion of the building or project in respect of which said construction trailer was utilized.
  
- D.     In his discretion, the Construction Official may remove the trailer for failure to comply with any of the provisions in this Article. All costs incidental thereto, including towing charges, storage charges, and attorney fees, shall be the responsibility of the person so charged under this Section.
  
- E.     A temporary construction trailer(s) shall have one (1) sign not exceeding thirty two (32) square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the

issuance of the first Construction Permit and concluding with the issuance of the last Certificate of Occupancy or one (1) year, whichever is less, provided said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement, and are set back at least thirty (30) feet from all street and lot lines. There shall be at least one (1) working telephone in the trailer.

**577-201      Home Occupations and Home Professional Offices.**

- A. Such use of the home shall not adversely affect adjacent property owners or interfere with their quiet enjoyment of their property by causing noxious, offensive or hazardous conditions by reason of vehicular traffic, generation or emission of noise, vibration, smoke, air pollution, dust, or other particulate matter, noxious odors, heat, humidity, water pollution, glare, radiation, electrical or magnetic interference or other objectionable impacts which are detectable to the normal senses off the lot if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises. This provision shall also include a prohibition on the transference of equipment, supplies, or similar materials on a routine basis from a storage building or area to vehicles, resulting in exterior evidence, either visual and/or audible, of the home occupation. The home occupation shall not be detectable outside the principal structure.
- B. No hazardous material as defined by the New Jersey Department of Environmental Protection shall be kept on the premises exclusive of cleaning materials routinely found in residential units.
- C. There shall be no exterior evidence of the home occupation or office except for a sign as permitted herein. In no event shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, or lighting. No separate entrance and/or exits shall be allowed in to the residence exclusively for a home occupation unless the entrance already exists.

- D. No merchandise, products, equipment or similar material or objects shall be displayed, stored, or otherwise located outdoors.
- E. Any motor vehicle registered for commercial use by the NJ Division of Motor Vehicles and defined as either a trailer, pole trailer, road tractor, semitrailer, or truck trailer shall not be kept on or near the premises or used for delivery and distribution of any kind in connection with a home occupation.
- F. No goods, materials, supplies or items of any kind shall be delivered either to or from the premises in connection with the use, other than deliveries normally made by the U.S. Postal Service, United Parcel Service, Federal Express, and other delivery services providing regular service to residential uses in the zone district.
- G. The use shall not require any increased or enhanced electrical or water supply.
- H. The quantity and type of solid waste disposal shall be the same as other residential uses in the zone district.
- I. The capacity and quality of effluent shall be typical of normal residential use, and shall create no potential or actual detriment to the sanitary sewer system or its components.
- J. More than one (1) home occupation shall be allowed to operate in the residence as long as the combined impact of all of the occupations does not exceed any of the restrictions that would apply to a single home occupation.
- K. The sale of goods or merchandise not produced on the premises shall not be construed to be a home occupation under the terms of this Section.
- L. No use shall involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure.
- M. Written approval shall be obtained by the applicant from either a



homeowners association, condominium association or other similar entity when a home occupation is proposed within a development that is so governed.

- N. Home occupation related vehicular trips and any delivery of materials to and from the residence shall only occur between the permitted business hours of 6:00 a.m. to 9:00 p.m., Monday through Saturday.
- O. Occasional home occupation group gatherings such as recitals or demonstrations shall be allowed as long as they occur during permitted business hours and do not occur more than once per month.
- P. No zoning permit or minor site plan approval shall be required for any home occupation where the following provisions apply:
  - 1. No person other than one (1) full-time resident of the household residing on the premises shall be engaged in the occupation.
  - 2. The use of the property for the home occupation shall be clearly subordinate and ancillary to its use for residential purposes by its occupants, and no area on the property or within a structure shall be dedicated solely for or used in the conduct of the home occupation.
  - 3. No goods, materials, equipment, supplies or other items of any kind shall be delivered to or from the subject property in connection with the home occupation except in the passenger automobile of the home occupation proprietor. These delivery restrictions shall not apply to normal mail and parcel deliveries.
  - 4. No non-resident employees, business invitees or guests, clients, patrons, customers or other persons shall be permitted on the property in regard to the home occupation.
- Q. A Zoning Permit shall be required for any home occupation where the following provisions apply:

1. No person other than one (1) or two (2) full-time residents of the household residing on the premises shall be engaged in the occupation.
  2. The use of the property for the home occupation shall be clearly subordinate and ancillary to its use for residential purposes by its occupants, except that up to four hundred (400) square feet of the principal dwelling unit may be dedicated solely for the conduct of the home occupation.
  3. No goods, materials, equipment, supplies or other items of any kind shall be delivered to or from the subject property in connection with the home occupation except in the passenger automobile of the home occupation proprietor or two (2) axle, four (4) wheel delivery service vehicles. These delivery restrictions shall not apply to normal mail and parcel deliveries.
  4. Clients, patrons, customers or other persons shall be permitted on the property in regards to the home occupation, provided that such visitation shall not create the need to park more than one (1) vehicle at any time in addition to those ordinarily used by the residents of the home, and said additional vehicle shall be limited to a passenger automobile and must be parked off-street in an existing, properly designed space, driveway and/or area in keeping with the existing residential neighborhood character. There shall be sufficient off-street parking for both the residential use and specific home occupation.
- R. Applications for home occupation permits proposing to hire no more than one (1) non-household employee, or propose to utilize more than four hundred (400) square feet of the principal dwelling unit, or provide more than one (1) off-street parking space for clients, patrons, customers or other persons shall by certified mail, return receipt requested, provide notice to all property owners within two hundred (200) feet of the lot upon which the home occupation is proposed to be located specifying that the applicant has applied for a home occupation permit, setting forth the substance of the application, and stating that the Zoning

Officer/Administrative Officer shall decide the application thirty (30) days from the date of the public notice unless the Zoning Officer/Administrative Officer receives written objections thereto. If the Zoning Officer/Administrative Officer receives written objections, he shall grant or deny the application, with or without conditions, or may decide to refer the application to the Planning Board for site plan review subject to the following provisions:

1. No person other than members of the household residing on the premises plus no more than one (1) non-household employee shall be engaged in the home occupation on the property.
2. The use of the property for the home occupation shall be clearly subordinate and ancillary to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the gross floor area of the principal dwelling, not including the cellar or basement, shall be used in the conduct of the home occupation.
3. One (1) non-illuminated nameplate sign identifying only the occupant's name, occupation and/or profession not exceeding two (2) square feet in size, either attached or freestanding and set back at least fifteen (15) feet from all street, curb and/or property lines or the occupant's name, occupation, and/or profession displayed on a mailbox. No external light shall be focused on the sign or mailbox.
4. No goods, materials, equipment, supplies or other items of any kind shall be delivered to or from the subject property in connection with the home occupation except in the passenger automobile of the home occupation proprietor or two (2) axle, four (4) wheel delivery service vehicles. These delivery restrictions shall not apply to normal mail and parcel deliveries.
5. The home occupation shall not necessitate the need to park more than two (2) vehicles at any time in addition to those ordinarily used by the residents of the home, and said additional two (2) vehicles shall be limited to passenger automobiles and must be parked off-street in existing,

properly designed spaces, driveways and/or areas in keeping with the existing residential character. There shall be sufficient off-street parking for both the residential use and specific home occupation.

- S. Any home occupation conducted in or from a dwelling unit which does not meet the specific requirements hereinabove is not a "home occupation" for the purposes of this section. Moreover, any home occupation which requires the outside storing or parking of equipment, vehicles other than those permitted hereinabove, or the outside storing of other material associated with the home occupation (i.e., landscape businesses where plant material is grown or stored on the residential property, construction businesses where any commercial vehicles or more than two (2) passenger automobiles associated with the home occupation are parked on-site at any time, or any similar businesses or activities) shall not be considered a "home occupation."

**577-202**      **Family Day Care Homes.**

- A. Such use shall be subject to securing a Zoning Permit.
- B. No change shall be permitted to the exterior of the home for the purpose of accommodating day care use. However, the exterior of any new residential structure used as a home-based care center shall be architecturally designed as a residential unit compatible with the types of existing units or those yet to be located in the neighborhood.
- C. The provider shall ensure that adequate indoor floor space is available for children's activity. Areas for administrative use, bathrooms, hallways, storage and kitchen areas, basements or attics shall not be included in this analysis.
- D. An adequate and safe outdoor play area shall be available either adjacent to or within walking distance of the house. The play area shall be well drained, completely fenced and not include driveways, parking areas or land otherwise unsuitable for outdoor play areas.
- E. Outdoor areas located near or adjacent to hazardous conditions

determined by the Planning Board to be unsafe (including, but not limited to, streets, roads, driveways, parking lots, railroad tracks, swimming pools, streams, steep grades, open pits, high voltage lines or propane gas tanks) shall be fenced or otherwise protected by a natural or man-made barrier or enclosure.

- F. No outdoor play area shall be located in the front yard.
- G. Family day care homes must restrict their hours of operation to between 6:30 a.m. to 9:00 p.m. No outdoor play areas shall be used before 9:00 a.m. or after 8:00 p.m. There shall be no overnight care.
- H. Any site lighting shall not reflect over the property line of the premises.
- I. No signage shall be permitted for family day care homes other than one unlighted name plate of not more than one (1) square foot attached to the home.
- J. There shall be no detrimental impacts to the use or peaceful enjoyment of the surrounding properties or neighborhood.
- K. The home in which the use is located shall be the principal residence of the applicant.
- L. No commercial vehicle shall be kept on the premises in connection with a family day care home occupation.
- M. No goods, chattels, materials, supplies or items of any kind shall be delivered either to or from the premises in connection with a family day care home except in passenger automobiles owned by the resident and kept on the premises.
- N. Family day care use of the dwelling unit shall be clearly incidental and subordinate to its use for residential purposes by its occupants.
- O. There shall be no nuisance element detectable beyond the principal structure in connection with the family day care home.
- P. Family day care shall be licensed by the State of New Jersey.

**Child Care Centers.**

- A. Such use shall be subject to site plan review and approval.
- B. The use shall meet the area and bulk requirements of the zone in which it is located.
- C. The applicant shall provide substantial evidence that there is a definite need for the child care center in the requested location and that the proposed child care center will have no adverse impact on surrounding properties.
- D. The child care center shall have easy and direct access, and the entrance and exits shall be located away from areas of heavy vehicular and pedestrian traffic with limited contact with commercial and/or office uses.
- E. A child care center shall be permitted to operate twenty-four (24) hours a day, but shall be restricted from operating more than sixteen (16) hours within the twenty-four (24) hour period, depending upon whether the center operates during normal waking hours or during normal sleeping hours, respectively.
- F. The child care center shall not create any objectionable traffic conditions.
- G. Parking areas, pedestrian walkways or other exterior portions of the premises subject to use by child care center occupants at night shall be illuminated to provide safe entrance to and egress from the center.
- H. An outdoor play area shall be on the same lot as the child care center. The area shall be graded, well drained, completely fenced and not include driveways, parking areas or land and uses otherwise unsuitable.
- I. No part of any outdoor play area may be situated in the front yard.
- J. Storage facilities for movable outdoor play equipment shall be

provided and such equipment shall be stored in these facilities when not in use. In addition, outdoor play equipment shall be designed to accommodate disabled children.

- K. All outdoor play areas shall be screened from adjacent properties by a fence or wall at least six (6) feet in height and screen plantings within a fifteen (15) foot setback area along all property lines. Outdoor areas located near or adjacent to hazardous areas determined by the Planning Board to be unsafe (including, but not limited to, streets, roads, driveways, parking lots, railroad tracks, swimming pools, streams, steep grades, open pits, high voltage lines or propane gas tanks) shall be fenced or otherwise protected by a natural or man-made barrier or enclosure.
- L. The child care center may be identified only by signage which is consistent with the overall sign design theme of the particular development project in which the center is located.
- M. The site shall be free from any hazards to the health, safety or well-being of the children.
- N. The child care center, including any outdoor play space provided, shall be so located and designed that there shall be no objectionable impacts on adjacent or nearby properties due to noise, activity, visual or other objectionable conditions. The Board may require such special treatment in the way of design, screening or buildings, planting and parking areas, signs or other requirements as it shall deem necessary to protect adjacent and nearby properties.
- O. Child care centers shall be licensed by the State of New Jersey.

**577-204**     **Community Residences.**

Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries, all as defined in Article II, and N.J.S.A. 40:55D-66.2 shall be subject to the following requirements:

- A. Such use shall be subject to site plan review and approval.

- B. The use shall comply with the area and bulk requirements of the zone in which it is located.
- C. The following design requirements shall be incorporated within the submitted site plan:
  - 1. Community residences shall have immediate access to public transportation services or, in the alternative, provide occupants with a van or equivalent transportation service; and
  - 2. Community residences shall resemble single-family detached dwellings in appearance.
- D. All community residences shall have three quarters (3/4) parking spaces for each resident thereof. The Planning Board shall give due consideration to provisions for visitation and the number of resident staff in order to ensure that there are ample parking facilities. Therefore, the Planning Board may, at its discretion, require more parking spaces than three quarters (3/4) spaces per resident, or may, if the evidence so warrants, waive strict adherence to this standard. Moreover, a sufficient off-street area shall be provided for the pick-up and discharge of residents by vans or other vehicles servicing the facility.
- E. The Planning Board may deny approval to any proposed community residence which would be located within 500 feet of an existing community residence; provided further, however, that the Planning Board may deny the issuance of any additional such permits if the number of persons, other than resident staff, within all such residences in the City exceeds 700 persons, or 1% of the population of the City, whichever is greater.
- F. Community residences shall be licensed by the State of New Jersey.

**577-205 Bed and Breakfast Establishments.**

- A. Such use shall be subject to site plan review and approval.



- B. The use shall meet the area and bulk requirements of the zone in which it is located.
- C. The bed and breakfast use shall be subordinate to the principal owner-occupied residential use.
- D. The property owner shall occupy and manage the bed and breakfast facility.
- E. The proposed number of rooms for a bed and breakfast shall be compatible with the surrounding area and must be reasonable with respect to the size of the structure and the size of the lot on which the structure is located.
- F. There shall be no substantial modifications to the exterior appearance of the structure. The addition of fire escapes, handicap ramps, doorways, etc. may be permitted in order to meet building code requirements and shall be in keeping with the exterior architectural detailing of the structure. Alterations that return the structure to its original architectural appearance are encouraged.
- G. There shall be no exterior advertising except a non-illuminated or indirectly illuminated identification sign not exceeding two (2) square feet in area. If this sign is a pole or ground sign it shall not exceed six (6) feet in height.
- H. Nonresident employees shall be limited to two (2) in addition to the resident members of the family.
- I. There shall be no separate kitchen or cooking facilities in any guest room.
- J. There shall be no restaurant facilities on the premises open to the general public.
- K. The use of any outdoor amenities provided on the premises, such as a swimming pool or tennis court, shall be restricted to the resident family and its guests and to the guests of the establishment. Buffering may be required for outdoor amenities.

- L. No long-term rental shall be permitted. The maximum stay for a guest shall not exceed fourteen (14) consecutive nights.
- M. There shall be no meetings, receptions, or private parties on the premises associated with the bed and breakfast use on the property.
- N. There shall be one (1) off-street parking space per guest bedroom provided on the premises as well as one (1) off-street parking space per permitted non-residential employee, in addition to other off-street parking spaces required by the Ordinance for the resident members of the family. The off-street parking spaces shall be located either to the rear of the main dwelling or screened from the roadway and adjacent properties by fencing and/or natural vegetation subject to the approval of the Planning Board. The size and location of proposed parking areas shall not have an adverse impact on adjacent properties or the surrounding neighborhood.

**577-206**      **Automobile Service Station, Gasoline Station, or Motor Vehicle Service Station.**

- A. Such use shall be subject to site plan review and approval.
- B. The use shall meet the area and bulk requirements of the zone in which it is located.
- C. No part of any service station may be used for residential or sleeping purposes.
- D. No structure used as a service station, nor filling pumps, car lifts, greasing equipment or other service equipment used to service or supply motor vehicles, shall be erected within one hundred fifty (150) feet of any residential zone boundary.
- E. All lifts, appliances, pits, storage areas, trash facilities and greasing equipment other than gasoline filling pumps or air pumps shall be located within an enclosed building.
- F. No gasoline, air or oil pump, and on other service appliances installed for use in connection with any service station, shall be so

installed or located within thirty five (35) feet of any side or rear lot line.

- G. No junked motor vehicle or boat or part thereof or any unlicensed or unregistered motor vehicle shall be permitted on the premises of any service station. However, any motor vehicle awaiting repair may be located on the premises, provided that the vehicle shall be located in the rear of side yard and shall be screened from view with landscaping and a fence such that no stored vehicle shall be visible from the front of the premises or from any adjacent premise or from the road providing access to the facility. Fences, berms or landscaping forming a one hundred (100%) percent visually impervious screen shall be required.
- H. The exterior display and parking of motor vehicles, trailers, boats or other similar equipment for sale purposes shall not be permitted as part of a service station.
- I. No parking of vehicles shall be permitted on an unpaved area.
- J. Landscaping shall be provided in the front, side and rear yard area. The front yard shall be landscaped, within the area with a minimum depth of twenty-five (25) feet from the right-of-way.
- K. The application submitted for approval of a service station shall show, in addition to the exact location and dimensions of all above ground structures, including gasoline pumps, the exact locations, dimensions, capacities and depths below the surface of any tanks to be installed and the specifications for the construction of tanks for the prevention of groundwater contamination.
- L. Where other development is to include a service station as an accessory use, such service station shall be developed in a manner compatible with the development of the remainder of the tract and any adjacent properties. The land to be devoted to such service station shall be retained under single ownership with the remainder of the tract, and a means of access shall be provided to the service station from within the tract. The Planning Board shall find that sufficient buffering is provided and that the design and orientation of buildings, signs and lighting are compatible with adjoining properties and with the remainder of the property.

**577-207**      **Car Washes.**

- A.      Such use shall be subject to site plan review and approval.
- B.      The use shall meet the area and bulk requirements of the zone in which it is located.
- C.      All activities shall be conducted within a totally enclosed building.
- D.      This use shall not include a self service or coin-operated car wash area in any form.

**577-208**      **Cemeteries.**

- A.      Such use shall be subject to site plan and review.
- B.      The site shall be extensively landscaped at entrance gates.
- C.      No cyclone fence or chain link fences shall be used.

**577-209**      **Places of Worship.**

- A.      Such use shall be subject to site plan review and approval.
- B.      The use shall meet the area and bulk requirements of the zone in which it is located.
- C.      The applicant shall submit a list of proposed activities, anticipated participants and a timetable reflecting the hours in which each building will be in use so that minimum parking requirements can be determined.
- D.      Regardless of the size of the place of worship, a parish house, rectory, or similar structure shall have sufficient parking for the intended use and parking shall be screened from view from adjacent properties.
- E.      Residences for clergy shall be permitted on the same lot as the place of worship and shall meet all bulk requirements of the zone

where located.

**577-210**     **Parabolic Dish Antennae.**

- A.     A parabolic dish antenna shall function only as a receiving station and not as a transmitting station except, subject to the following requirements; an antenna used by an amateur radio operator licensed by the Federal Communication Commission is permitted, provided that the antenna is permitted only at the authorized transmitting location.
  
- B.     Each parabolic dish antenna must be accessory to a permitted principal structure located on the same lot as the principal use for which it is accessory.
  
- C.     A parabolic dish antenna shall be ground mounted in the rear yard area of a lot and shall be located in conformity with the rear yard and side yard setback requirements for a principal permitted structure in the zoning district in which the lot is located; except that, in cases where the applicant can demonstrate that locating the dish antenna in the rear yard is impracticable or would prevent the otherwise proper functioning of the dish antenna, the Planning Board may approve an alternate location as listed herein below in order of municipal preference, based upon the testimony offered by the applicant.
  - 1.     As a first preferred alternate, a parabolic dish antenna may be ground mounted in the rear yard of the lot and shall be located in conformity with the rear yard and side yard setback requirements for a permitted accessory structure in the zoning district in which the lot is located; or
  
  - 2.     As a second preferred alternate, a parabolic dish antenna may be ground mounted in the side yard area of the lot and shall be located in conformity with the side yard setback requirements for permitted accessory structures and the front yard setback requirements for a permitted principal structure in the zoning district in which the lot is located; or
  
  - 3.     As a third preferred alternate, a parabolic dish antenna may be roof-mounted, provided that the bottom of the satellite

dish antenna shall not extend above the roof line where mounted and is located toward the rear of the structure away from the street line.

- D. The materials used in the construction of a parabolic dish antenna shall not be unnecessarily bright, shiny, garish or reflective. They must be properly colored so as to conform to the principal use and surrounding area, including the color of the roof if roof mounted.
- E. The antenna shall be erected on a secure ground mounted foundation. No advertisement shall be permitted on an antenna.
- F. Each antenna shall be a freestanding structure.
- G. A parabolic dish antenna may be installed in the rear yard area of any lot, and the proposed location of an antenna shall conform to the rear yard and side yard set back requirements for a principal permitted structure in the zone in which the lot is located. Moreover, no antenna shall extend higher than fifteen (15) feet above ground level.
- H. A parabolic dish antenna shall not exceed twelve (12) feet in diameter and shall be effectively screened with non-deciduous plantings and, to the greatest extent possible, shall blend with the immediately surrounding area. Unless impracticable, all antennae shall be of the aluminum mesh type.
- I. No lot shall have more than one (1) antenna. Wires and cables running between the ground mounted antenna and any structure shall be properly installed underground in accordance with the Uniform Construction Code. Additionally, the installation of the antenna shall meet all local, state and federal requirements, including those contained in the Uniform Construction Code.
- J. Portable antennae are prohibited.
- K. Parabolic dish antennae shall be installed or constructed in a manner so as not to interfere with television, radio or similar reception in adjacent and nearby areas.

- L. Applications for installation and/or construction of antennae shall be subject to site plan review and approval from the Planning Board in accordance with applicable requirements of this Ordinance.

**577-211 Wireless Telecommunication Facilities.**

- A. All new telecommunication towers or antennas in the City shall be subject to these regulations.
- B. Pre-existing telecommunications towers and/or antennas shall not be required to meet the requirements of this section other than the requirements of Sections 210 and 211. However, where any enlargement of a tower and/or additional antennas are proposed, the requirements of Article XXXI shall apply as feasible and practical as determined by the Zoning Board of Adjustment and/or the Planning Board.
- C. The requirements set forth in this Section shall govern the location of telecommunications towers that exceed, and antennas that are installed at a height in excess of, the height limitations specified for each zoning district.
- D. Towers and antennas located on property owned, leased or otherwise controlled by the City shall be encouraged where: 1) the Planning Board deems such location to be appropriate for such facility and 2) the City Council has approved a license or lease authorizing such facility.
- E. This section shall not govern any tower, or the installation of any antenna, that is under fifty (50) feet in height and is owned and operated by a federally-licensed amateur radio station operator or is under fifty (50) feet in height and is used exclusively for receive-only antennas.
- F. This section shall not govern parabolic dish antennas measuring two (2) feet or less in diameter or when used solely for household purposes for the transmission or reception of electromagnetic waves associated with satellites.
- G. Notwithstanding any other land use regulation, an existing

building(s) and use on a lot shall not preclude the installation of a telecommunications tower (including appurtenant structures) and/or antenna on the same lot. If such tower and/or antenna constitute the sole use of the lot, then such use shall be deemed the principal use of the lot; otherwise, the use shall be considered accessory.

- H. For purposes of determining whether the installation of a tower or antenna complies with zone regulations, including but not limited to setback requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lot.
- I. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this Section shall bring such towers and antennas into compliance with such revised standards and regulations within ninety (90) days of the effective date of such standards and regulations, unless a different compliance schedule is established by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations, where mandated to do so, shall constitute grounds for the removal of the tower or antenna at the owner's expense.
- J. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association and Telecommunications Industry Association, as amended from time to time. If, upon inspection, the City concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.



- K. Telecommunications towers and antennas shall be regulated and permitted pursuant to this section and shall not be regulated or permitted as essential services, public utilities, or private utilities.
- L. The City mandates that carriers co-locate antennas on towers and other structures whenever possible. See Section S for co-location requirements.
- M. Site plan approval shall be required for all new telecommunications facilities in the City including modifications to or addition of new telecommunications facilities to existing towers, buildings or other structures.
- N. Wireless telecommunications facilities are permitted in the following areas of the City:
  - 1. On existing non-residential buildings or structures for co-location of antenna facilities.
  - 2. On lands owned, leased or otherwise controlled by the City.
  - 3. On catenary structures within the railroad right-of-way and on towers used to support electric power high-tension lines.
- O. Wireless telecommunications facilities are prohibited on all lands used for public and private schools.
- P. Wireless telecommunications facilities may be permitted on lands identified in Section N provided that:
  - 1. New lattice towers and any type of guyed tower are prohibited. Pre-existing lattice towers can be increased in height for the purpose of accommodating additional antennas.
  - 2. Telecommunications towers shall be limited to monopoles and shall be designed to accommodate at least five (5) carriers. The maximum height of such towers shall be 200 feet or the height above which the FAA would require special painting and/or lighting, whichever is less.

- Q. In addition to the above standards, the Planning Board may consider the following factors in its review of a site plan for a proposed telecommunications tower:
1. Proximity of the tower to residential structures and residential district boundaries.
  2. Nature of uses on adjacent and nearby properties.
  3. Surrounding topography.
  4. Surrounding tree coverage and foliage.
  5. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness, including stealth designs which are encouraged.
  6. Availability of suitable pre-existing towers, alternative tower structures, other structures or alternative technologies not requiring the use of towers or structures.
  7. Availability of proposed tower to other potential carriers.
- R. The following site design standards shall apply to wireless telecommunications facilities:
1. New Towers.
    - a. New telecommunications towers shall not be located closer than 1,000 feet to a residential property line. All antennas located on existing buildings or structures, including towers, are exempt from this requirement.
    - b. A fall zone shall be established such that the tower is setback 110% of the height of the tower from any adjoining lot line or non-appurtenant building.
    - c. Towers shall be enclosed by security fencing not less

than eight (8) feet in height. Towers shall also be equipped with appropriate anti-climbing measures or devices.

- d. The following requirements shall govern the landscaping surrounding towers:
  - 1) Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound. The standard buffer shall consist of a landscaped strip at least ten (10) feet wide outside the perimeter of the compound. However, at a minimum, the facility should be shielded from public and private view by evergreen trees at least ten (10) feet high at planting and planted in staggered double rows ten (10) to fifteen (15) feet on-center.
  - 2) Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be a sufficient buffer.
- e. Any proposed building(s) enclosing related electronic equipment for one or more carriers shall not exceed ten (10) feet in height and two hundred (200) square feet in area for each carrier at a facility. When a carrier's equipment is to be contained by itself in a separate, individual building, each carrier shall be limited to one such building. Such buildings must satisfy the minimum setback requirements for accessory buildings in the zoning district. Where multiple buildings are proposed at a facility serving multiple carriers, the placement of each such building shall be done in a visually and functionally coordinated manner, with the goal being that of maximizing the number of possible carriers at a facility, while minimizing the area of the overall

compound required for such facility.

- f. Towers and antennas shall meet the following requirements:
  - 1) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, to be painted a neutral color so as to reduce visual obtrusiveness, as determined appropriate by the Planning Board.
  - 2) At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.
  
- g. No lighting is permitted except as follows, which shall be subject to review and approval by the Planning Board as part of the site plan application:
  - 1) The building enclosing electronic equipment may have one (1) light at the entrance to the building, provided that the light is attached to the building, is focused downward and is switched so that the light is turned on only when authorized personnel are at the building; and
  - 2) No lighting is permitted on a tower except lighting that specifically is required by the FAA, and any such required lighting shall be focused and shielded to the greatest extent possible so as not to project towards adjacent and nearby properties.
  
- h. No signs are permitted except those required by the Federal Communications Commission, the Electronic Industries Association (EIA) and/or the Telecommunications Industry Association (TIA) or by

law, such as warning and equipment information signs.

2. Antennas Mounted on Existing Buildings or Structures.

- a. Any antenna which is not attached to a tower may be attached to any existing business, industrial, office, utility or institutional building or structure in the City provided:
  - 1) Side and roof-mounted personal wireless service facilities shall not project more than ten (10) feet above the height of an existing building or structure nor project more than ten (10) feet above the height limit of the zoning district within which the facility is located. Personal wireless service facilities may locate on a building or structure that is legally non-conforming with respect to height, provided that the facilities do not project above the existing building or structure height.
  - 2) The antenna complies with all applicable FCC and FAA regulations.
  - 3) The antenna complies with all applicable building codes.
  - 4) The equipment structure shall not contain more than two hundred (200) square feet of gross floor area or be more than ten (10) feet in height. In addition, for existing buildings and structures which are less than thirty five (35) feet in height, the related unmanned equipment structure shall be located on the ground and not on the roof of the building or structure.
  - 5) If the equipment structure is located on the roof of a building, the area of the equipment structure and other equipment and structures

shall not occupy more than ten (10%) percent of the roof area.

6) Equipment storage buildings, structures or cabinets shall comply with all applicable building codes.

b. If an antenna is installed on a structure other than a tower, the antenna, supporting electrical and mechanical equipment, as well as any equipment storage buildings, structures or cabinets, must be of a color that is identical to or closely compatible with the color of the supporting building or structure, so as to make the antenna and related equipment and structures as visually unobtrusive as possible.

c. While it is anticipated that antennas mounted on buildings or structures as referenced in Section 211 above would involve existing buildings or structures, their placement on new buildings or structures is permitted where such facilities are otherwise permitted pursuant to Section N and subject to the requirements of Sections a. and b. immediately above.

### 3. Antennas on Pre-Existing Towers.

a. An antenna may be attached to a pre-existing tower and, to minimize adverse visual impacts associated with the proliferation and clustering of towers, co-location of antennas by more than one carrier on such towers shall take precedence over the construction of new towers, provided such co-location is accomplished in a manner consistent with the following:

b. A tower that is modified or reconstructed to accommodate the co-location of an additional antenna shall be of the same tower type as the pre-existing tower, unless reconstruction as a monopole

is proposed.

- c. A pre-existing tower may be modified or rebuilt to a taller height, not to exceed the maximum tower height established by this section. After the tower is rebuilt to accommodate co-location, only one tower may remain on the site.

S. Co-Location.

1. The City requires that licensed carriers share personal wireless service facilities and sites where feasible and appropriate, thereby reducing the number of personal wireless service facilities that are standalone facilities. All applicants for site plan approval for a personal wireless service facility shall demonstrate best efforts to co-locate with other carriers.

Such best efforts shall include:

- a. A survey of all existing structures that may be feasible sites for co-locating personal wireless service facilities;
  - b. Notification by certified mail of intent to seek site plan approval to all the other licensed carriers for commercial mobile radio services operating in Camden County;
  - c. Sharing information necessary to determine if co-location is feasible under the design configuration most accommodating to co-location; and
  - d. A copy of a proposed lease or affidavit of compliance with this section.
2. In the event that co-location is found to be not technically feasible, a written statement of the reasons for the unfeasibility shall be submitted to the City. The City may retain a technical expert in the field of RF engineering to verify if co-location is feasible. The cost for such a technical

expert will be at the expense of the applicant. The City may deny approval to an applicant that has not demonstrated best efforts to provide for co-location.

3. If the applicant does intend to co-locate or to permit co-location, plans and elevations, which show the ultimate appearance and operation of the personal wireless service facility at full build-out shall be submitted.

T. Location Priorities.

Special consideration shall be given to wireless telecommunication facilities located in accordance with the following prioritized locations:

1. The first priority shall be on pre-existing telecommunications towers, existing water towers or standpipes, high voltage lines support towers, or railroad right-of-way catenary structures, located within or near the City and owned by either a public or private utility, a railroad corporation, or the City or other municipality.
2. The second priority shall be on existing non-residential buildings and structures.
3. The third priority shall be on existing non-residential buildings and structures in all other permitted zones.
4. The fourth priority shall be on new telecommunications towers on lands owned, leased or otherwise controlled by the City.

U. Site Plan Submission Requirements.

In addition to the site plan submission requirements in this Ordinance, the following information shall be submitted in conjunction with site plan approvals for all wireless telecommunication facilities:

1. Comprehensive Service Plan.



In order to provide proper evidence that any proposed location for a new wireless telecommunications facility (including supporting tower, antennas, and/or ancillary buildings enclosing related electronic equipment) has been planned to result in the fewest number of towers within the City at the time full service is provided by the applicant throughout the City, the applicant shall submit a "Comprehensive Service Plan." Said Comprehensive Service Plan shall indicate how the applicant proposes to provide full service throughout the City and, to the greatest extent possible, said service plan shall also indicate how the applicant's plan is coordinated with the needs of all other providers of telecommunication services both within and near the City. The Comprehensive Service Plan shall indicate the following:

- a. Whether the applicant's subscribers can receive adequate service from antennas located outside of the borders of the City.
- b. How the proposed location of the antennas relates to the location of any pre-existing towers within and near the City.
- c. How the proposed location of the facility relates to the anticipated need for additional antennas and supporting towers within and near the City by both the applicant and by other providers of telecommunication services within the City.
- d. How the proposed location of the antennas relates to the objective of co-locating the antennas of different service carriers on the same tower.
- e. How the proposed location of the facility relates to the overall objective of providing full telecommunication services within the City, while at the same time, limiting the total number of towers in the City to the fewest possible.

2. A scaled site plan clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning (including when adjacent to other municipalities), and all properties within the applicable fall zone, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower and any other proposed structure, topography, parking and other information deemed by the Planning Board to be necessary to assess compliance with this Ordinance.
3. Legal description of the entire tract and leased parcel (if applicable).
4. The setback distance between the proposed tower and the nearest residential property line and dwelling unit.
5. The separation distance from other towers and antennas.
6. A landscape plan showing specific landscape materials including, but not limited to, species type, size, spacing and existing vegetation to be removed or retained.
7. Method of fencing and finished color and, if applicable, the method of camouflage.
8. A description of compliance with all applicable federal, state or local laws.
9. A notarized statement by the applicant as to whether construction of the tower will accommodate co-location of additional antennas for other carriers, with an estimate as to the total number of co-locations possible.
10. Identification of the entities providing the back-haul network for the tower(s) described in the application and other telecommunication sites owned or operated by the applicant in the City.
11. A letter of commitment to lease excess space to other

potential users at prevailing market rates and conditions. The letter of commitment shall be in a form suitable for recording with the County Clerk prior to the issuance of any permit and shall commit the tower owner(s), property owner(s), and their successors in interest.

12. A visual impact study containing, at a minimum, a photographic simulation showing the appearance of the proposed tower with at least three (3) antenna arrays attached thereto, in addition to any visible ancillary facilities, as viewed from at least eight (8) locations within a one to three mile radius of a proposed tower, taken from locations within the City where such tower will be most visible. Such locations shall be chosen by the carrier with review and approval by the Planning Board or designee to ensure that various potential views are represented.
13. During the public hearing process, at the request of the Planning Board, the applicant shall schedule a crane or balloon test in order to provide members of the Board and the general public the opportunity to view a crane or balloon at the location and height of the proposed tower.
14. An analysis of the RFR levels at the facility as a means of assessing compliance with the FCC RF safety criteria. This analysis shall:
  - a. Take into consideration all co-located radio transmitting antennas and/or nearby antennas that could contribute to RFR levels at the facility.
  - b. Be performed by a RF engineer, health physicist or similar knowledgeable individual.
  - c. Follow current methods recommended by the FCC for performing such analyses.

V. Monitoring and Maintenance.

1. After the wireless telecommunications facility is operational, the applicant shall submit, within ninety (90) days of

beginning operations, and at annual intervals from the date of issuance of the building permit, existing measurements of RFR from the wireless telecommunications facility. Such measurements shall be signed and certified by a RF engineer, stating that RFR measurements are accurate and meet current FCC Guidelines.

2. The applicant and co-applicant, as applicable, shall maintain the personal wireless service facility in good condition. Such maintenance shall include, but shall not be limited to, painting, structural integrity of the mount and security barrier, and maintenance of the buffer areas and landscaping.

W. Abandonment or Discontinuation of Use.

1. At such time that a licensed carrier plans to abandon or discontinue operation of a personal wireless service facility, such carrier shall notify the City Clerk by certified U.S. Mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than thirty (30) days prior to abandonment or discontinuation of operations. In the event that a licensed carrier fails to give such notice, the wireless telecommunications facility shall be considered abandoned upon discontinuation of operations.
2. Upon abandonment or discontinuation of use, at the option of the City, the carrier shall physically remove the personal wireless service facility within ninety (90) days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:
  - a. Removal of antennas, mount, equipment shelters and security barriers for the subject property.
  - b. Proper disposal of the waste materials from the site in accordance with local, county and state solid waste disposal regulations.
  - c. Restoring the location of the personal wireless service facility to its natural condition, except that any

landscaping and grading shall be handled at the direction of the City Engineer.

3. If a carrier fails to remove a personal wireless service facility in accordance with this Section, the City shall have the authority to enter the subject property and physically remove the facility. The Planning Board will require the applicant to post a bond at the time of approval to cover costs for the removal of the personal wireless service facility in the event the City must remove the facility.

**577-212     *Auto Repair Services.***

- A. Such use shall be subject to site plan review and approval.
- B. The use shall meet the area and bulk requirements of the zone in which it is located.
- C. No auto body or vehicle painting shall be permitted.
- D. No more than 5 parking spaces for outside storage of vehicles shall be permitted.
- E. All lubrication, repair, or similar activities shall be performed in a fully enclosed building. No exterior display or storage of parts shall be permitted.
- F. No junked motor vehicle or part thereof, or such vehicles incapable of normal operation upon the highway, shall be permitted on the premises of the repair garage, except as noted herein. No more than 10 vehicles awaiting repair or disposition at the repair garage shall be permitted on the premises for a period not exceeding seven (7) days, except that up to 5 inoperable vehicles in an enclosed building may be permitted.
- G. No exterior display of motor vehicles, recreational vehicles, boats, other forms of transportation, or equipment for sale shall be permitted.

**577-213     Golf Courses.**

- A. Such use shall be subject to site plan review and approval.
- B. The golf course shall be designed with due consideration for safety of the public on adjacent lots, adjacent roadways and other golfers.
- C. Sufficient horizontal separation shall be maintained between the golf course and accessory structures, buildings and uses and adjacent off-site uses as follows:

- 1. Minimum separation from any property line, road right-of-way or accessory structures, buildings and uses associated with the golf course (except shelters), unless duly waived by the Board, is as follows:

From golf tee: 75 feet, except tees noted below -

- a. Golf tees where the centerline of the hole: is parallel or less than a sixty (60) degree and angle to a road or tract boundary is 150 feet
  - b. From centerline of fairway or green and edge of driving range: 150 feet
- 2. All accessory structures and buildings associated with the golf course including fencing for a driving range (but not including cart paths, parking, shelters or the course itself), shall be a minimum of two hundred (200) feet from any adjacent property line or road right-of-way. Parking lots shall be properly screened and shall be a minimum of two hundred (200) feet from surrounding properties and public roads.

**577-214 Off-Street Parking of Vehicles in Residential Districts.**

Off-street parking shall be provided for and continuously maintained in accordance with the terms and conditions of any land use approval. In all cases, whether governed by such approval or not, no vehicle shall be parked on any lawn area or other area not designated for parking. In a planned residential development, no vehicles shall be parked in any area not designated, on the approved plans, for such parking.

**577-215**      **Planned Developments.**

- A.      Planned developments, where permitted by the Planning Board, must comply with the conditions and standards set forth in this Section, notwithstanding other applicable regulations of this Ordinance or additional conditions for the particular planned development.
  
- B.      Prior to approval of any planned development, the Planning Board shall find, as required by N.J.S.A. 50:55D-45, the following facts and conclusions:
  - 1.      That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the zoning standards applicable to the planned development.
  
  - 2.      That the proposals for maintenance and the amount, location and purpose of the common open space are adequate.
  
  - 3.      That provision through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic and the amenities of light and air, recreation and visual enjoyment are adequate.
  
  - 4.      That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established.
  
  - 5.      In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owner of the proposed development in the total completion of the development are adequate.
  
  - 6.      In effecting the provisions of 4. and 5. above, the Planning Board may impose reasonable staging and phasing limitations and controls, including limiting the number of

dwelling units and/or square footage of non-residential space so that area-wide infrastructure and services will be able to adequately absorb the impacts of the planned development. Any such limitations shall be made upon evidence, in the record of the hearings, accompanied by findings of fact, and conclusions based thereon, expressed in the adopted Resolution of Memorialization.

- C. Any developer of a parcel of land for which the developer is seeking approval of a planned development shall submit a general development plan to the Planning Board prior to the granting of preliminary subdivision approval or preliminary site plan approval.
- D. Except for required reports and other written documentation, the general development plan shall be submitted in plat form at a scale of one (1) inch equals one hundred (100) feet. Each submission shall be on a sheet sized twenty-four by 36 inches (24" x 36"). If one sheet is not sufficient to contain the entire tract, it may be shown on separate sheets of equal sizes, with reference on each sheet to the adjoining sheets.
- E. A general development plan shall include the following:
  - 1. A land use plan indicating the tract area and locations of the land use uses to be included in the planned development. The total amount of non-residential floor area to be provided and proposed land area to be devoted to non-residential use shall be set forth. In addition, the proposed types of non-residential uses to be included in the planned development shall be set forth, and the land area to be occupied by each proposed use shall be estimated.
  - 2. A circulation plan showing the general location and types of transportation facilities, including bus facilities and facilities for pedestrian and bicycle access, within the planned development and any proposed improvements to the existing transportation system outside the planned development.
  - 3. A traffic study including but not necessarily limited to



anticipated traffic volumes, capacity of existing and proposed roadways, traffic volume impact from other developments, roadway network problems involving intersections, turns, and grades, and the need for traffic signals and other improvements.

4. An open space plan showing the proposed land area and general location of land areas to be set aside for plazas and campus green focal points and for conservation and recreational purposes and a general description of improvements proposed to be made thereon, including a program for the operation and maintenance of such lands.
5. A utility plan indicating the need for and showing the proposed location of sewage and water lines, and drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal and recycling, and a plan for the operation and maintenance of proposed utilities.
6. A stormwater management plan setting forth the proposed method of controlling and managing stormwater on the site and addressing any off-site impacts.
7. An environmental inventory, including a general description of the vegetation, soils, topography, geology, surface hydrology, climate and physical resources of the site, existing man-made structures or features and the probable impact of the development on the environmental attributes of the site and its environs.
8. A community facility plan indicating the scope and type of supporting community facilities.
9. A local service plan indicating those public and private services which the applicant proposes to provide and which may include, but not be limited to, water, sewer, and solid waste disposal.
10. A design and development criteria booklet shall be provided establishing design and development criteria for buildings;

parking, service and access; lighting; signs; drainage, preservation of existing major treed areas, tree protection during construction, and other landscaping design considerations. The booklet shall also address criteria for environmental and visual protection during construction.

11. A proposed timing schedule in the case of a planned development whose construction is contemplated over a period of years, including any terms or conditions which are intended to protect the interests of the public or employees who utilize any section of the planned development prior to the completion of the development in its entirety.

F. The planned development shall be developed in accordance with the general development plan approved by the Planning Board notwithstanding any provision of the Municipal Land Use Law or of any ordinance or regulation adopted pursuant thereto after the effective date of the approval.

1. The term of the effect of the general development plan approval shall be determined by the Planning Board using the guidelines set forth below in this Section, except that the term of the effect of the approval shall not exceed ten (10) years from the date upon which the developer received final approval of the first section of the planned development.
2. In making its determination regarding the duration of the effect of approval of the general development plan, the Planning Board shall consider: the amount of floor area to be constructed; prevailing economic conditions; the timing schedule to be followed in completing the development and the likelihood of its fulfillment; the developer's capability of completing the proposed development; and the contents of the general development plan and any condition which the Planning Board attaches to the approval thereof.

G. In the event that the developer seeks to modify the proposed timing schedule, such modification shall require the approval of the Planning Board. The Planning Board shall, in deciding whether or not to grant approval of the modification, take into consideration

prevailing economic and market conditions, anticipated and actual needs for non-residential space within the City and the region, and the availability and capacity of public facilities to accommodate the proposed development.

- H. The developer shall be required to gain the prior approval of the Planning Board if, after approval of the general development plan, the developer wishes to make any variation in the location of land uses within the planned development or to increase the square footage of the development in any section of the planned development.
- I. Once a general development plan has been approved, it may be amended or revised only upon application to the Planning Board.

**577-216**      **Open Space Organizations.**

- A. Applicants for development approval with respect to plans of development that contain open space or common open space, shall propose, in the development application, a proposal for the ownership and maintenance of such open space.
- B. The Planning Board shall determine whether the proposal of ownership and maintenance thereof is adequate and reasonable. The Board may require that the plan of development be amended so that the amount, location, and purpose of any open space better promote the interests of the future residents and/or users of the development. In determining whether to permit the use of an open space organization, in the first instance, and the amount, location and purpose of any open space or common open space, the Board shall consider the following:
  - 1. Whether the open space will be dedicated to and accepted by a public entity.
  - 2. Whether sufficient numbers of future residents or users will benefit from the open space in a manner that is likely to assure the financial viability of the open space organization.
  - 3. Whether the plan provides adequate, useable open space.

4. Whether the plan provides adequate access to and circulation within the open space.
- C. In cases where the Board and the applicant agree that some or all of the open space shown on the approved plan be dedicated to the City of Camden, any such approval shall be conditioned upon the applicant and the City Council entering into a developer's agreement providing for the terms and conditions of such dedication and acceptance thereof.
  - D. All proposed common open space organization documents, such as the declaration of covenants, restrictions and easements, by-laws, certificate of incorporation, master deed and operating agreement, shall be reviewed and approved by the Planning Board Attorney and Planning Director as a condition of approval. Such documents shall provide that any common open space, including all improvements thereon, be inspected and improved by the City Engineer prior to the dedication thereof by the sponsor to the open space organization. The Board may require the special reserves be established with respect to long term maintenance of special features such as water features or other common open space or common elements which may require periodic maintenance because of their nature and purpose. Special maintenance programs and procedures may be required to be established for such maintenance which procedures may be required to be in the form of a mandatory maintenance program, attached to and a part of the declaration of organization.
  - E. The mechanics of operation, turnover of control and financial accountability of the open space organization as the same transitions from sponsor to lot or unit owners shall comply with the regulations of the Department of Community Affairs pursuant to the "Planned Real Estate Full Disclosure Act." Special disclosure statements may be required by the Board, in accordance with any approving resolution, and the applicant shall comply with the requirements of such disclosure requirement including approval thereof by the Board Attorney and the method of communicating the same to contract purchasers.
  - F. Common open space facilities shall be constructed, improved and

dedicated in accordance with a comprehensive phasing plan set forth in the approving resolution, the developer's agreement or both.

- G. The provisions of N.J.S.A. 40:55D-43(b) and (c) shall apply to open space organizations in the City of Camden.

**577-217**     **Sidewalk Café.**

- A. Sidewalk cafes are a permitted accessory use only to those restaurants in the commercial zones, subject to the following conditions:
  - 1. If applicable, a Certificate of Appropriateness shall be obtained from the Historic Preservation Commission for the design (including style of furniture, partitions and overhead covering) of any sidewalk café.
  - 2. Any seating area (i.e., within the property line) shall meet the following standards:
    - a. The front yard seating area shall be partitioned by a three-sided, moveable structure separating the seating area from the public right-of-way, and which is no less than thirty (30) inches in height and no more than thirty six (36) inches in height, providing one opening for entrance and exit which is no less than forty two (42) inches in width and no more than sixty (60) inches in width, and whose boundaries allow patrons and pedestrians to clearly ascertain the entrance and exit to the front yard seating area.
    - b. The seating area shall have an overhead covering, consisting of either an individual umbrella over each table or a retractable awning covering all tables and chairs.
    - c. The seating area partition and overhead covering shall not contain advertising.
    - d. The seating area partition, overhead covering, and all

tables, chairs, and other café furniture shall be removed at the close of business each day.

- e. Food service shall be available during all times in which the seating area is open for business.
  - f. Alcoholic beverages, when permitted under any other Ordinance, shall not be served or consumed in any public area which is outside the partitioned seating area of the front yard.
  - g. All areas comprising the seating area, including tables and chairs, shall remain clean and orderly at all times.
  - h. No persons other than those consuming food prepared on the premises or personnel pertaining to the establishment preparing the food shall be within the seating area except for those persons passing through the seating area to enter or exit the establishment.
3. No sidewalk café shall be permitted within the public right-of-way fronting any property which is located within 100 feet of a school or house of worship as measured from lot line to lot line.

## ARTICLE XXIX -- DESIGN STANDARDS FOR SUBDIVISION AND SITE PLANS

### 577-218 General Interest.

In passing on the adequacy of subdivision plans, site plans and other plans, the Planning Board or Zoning Board of Adjustment shall apply the standards contained in this Article. Each plan shall conform to design standards that will encourage good and appropriate development patterns within the City. The plan shall conform to the proposals and conditions shown on the Official Map and/or on the City Master Plan. The streets, drainage, rights-of-way, school sites, public parks and playgrounds shown on the officially adopted Master Plan and/or the Official Map, shall be considered in the approval of site plans and subdivision plats.

No subdivision or site plan shall be approved by the Planning Board or Zoning Board of Adjustment unless the plan, development, or use meets the performance standards herein set forth and such state or federal standards as may be more stringent than those set forth herein. Failure to comply with the performance standards at any time after the issuance of a Certificate of Occupancy shall be cause for revocation of such Certificate. In reviewing any plan, the Planning Board or Zoning Board of Adjustment shall consider the following:

- A. The pedestrian and vehicular traffic movement within and adjacent to the site with particular emphasis on the provision and layout of parking areas, off-street loading and unloading spaces; movement of people, goods and vehicles to and from access roads, within the site, and between buildings and vehicles.
- B. The site design and layout of buildings and parking areas shall be reviewed so as to provide an aesthetically pleasing design and efficient arrangement. Particular attention shall be given to public safety and fire protection, impact on surrounding developments and contiguous and adjacent buildings and lands.
- C. Lighting shall be provided to ensure safe movement of persons and vehicles and for security purposes. Directional lights shall be arranged so as to minimize or eliminate glare and reflection on adjacent properties and on the use itself.
- D. Buffering shall be located around the perimeter of the site to

minimize the impact of vehicle headlights, noise, light from structures, the movement of people and vehicles, and to shield activities from adjacent properties when necessary. Buffering shall consist of fencing, landscaped berms, evergreen trees and shrubs, and deciduous trees or combinations thereof to achieve the stated objectives.

- E. Landscaping shall be provided as part of the overall development design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping shall include the preservation of existing vegetation to the extent possible as well as trees, shrubs, ground cover, perennials, annuals, plants, sculpture, art and the use of building and paving materials in an imaginative manner.
- F. Common open space shall be provided as part of any planned development. Open space shall be classified as developed (recreational) or undeveloped (natural) space. Undeveloped open space shall have as a prime objective the preservation of a site's natural amenities.
- G. Signs shall be designed to be aesthetically pleasing and harmonious with other signs and buildings on the site. They shall be located to achieve their purpose without constituting hazards to vehicles and pedestrians or be visually distracting to the overall site design.
- H. Storm drainage, sanitary waste disposal, water supply and solid waste collection and disposal shall be reviewed. Particular emphasis shall be given to the establishment of drainage rights-of-way and the adequacy of existing utility systems, and the need for improvements both on-site and off-tract, where appropriate, to adequately carry run-off and sewage, and to maintain an adequate supply of water at sufficient pressure.
- I. Environmental elements relating to the prevention of soil erosion, preservation of trees, protection of watercourses, wetlands and floodplains, protection of water resources, noise, air quality, topography, and soil shall be reviewed and the design and implementation of the plan shall minimize adverse impacts on



these elements and others that may be identified in the course of plan review and approval.

- J. The development shall provide for those elements of street furniture appropriate to the particular use and site. These shall include, but not limited to, phone booths, benches, bike racks, trash receptacles and bus shelters or combinations thereof to achieve the stated objectives.
- K. If the Master Plan or the Official Map provides for the reservation of designated streets, public drainageways, flood control basins, or public areas such as parks, school sites, historic sites or similar lands within the proposed development, such areas shall be shown on the plan in locations and sizes suitable to their intended uses. The Planning Board may reserve the locations and extent of such public areas in accordance with the requirements of N.J.S.A. 40:55D-44.

**577-219**     **Purpose.**

The standards noted above and elsewhere in this Ordinance shall be for the general purpose of:

- A. Enhancing neighborhoods and the overall community.
- B. Providing adequate access and off-street parking and loading facilities for employees and visitors.
- C. Providing fencing and/or landscaping where reasonably necessary for safety and/or screening purposes.
- D. Preventing uses which may tend to endanger life or property or create hazards from fire, explosion, radiation or produce objectionable smoke, heat, glare, vibration or noise, whether or not any of such hazards are confined to the property shown on the development plan.
- E. Requiring that all raw materials, fuel, goods in process, finished goods, machinery and equipment shall be appropriately housed and/or screened.

- F. Prohibiting the emission of noxious, toxic or corrosive fuels, gases, or odors or the exhaust of waste or dust or other substances into the air.
- G. Providing off-street parking and loading areas appropriately designed to minimize traffic circulation problems. Off-street loading spaces shall be located so that no vehicle waiting to be loaded or unloaded, maneuvering into a space or parked in a space shall interfere with any parking space, sidewalk, street, fire lane, driveway, aisle or other loading space or sight triangle.
- H. In the event a particular development is to be constructed in stages or sections, a development plan for each particular stage or section shall be required for the issuance of each building permit.

**577-220 Compliance Required.**

- A. The applicant shall observe the requirements and principles of land subdivision and site plan development in the design of each minor and major subdivision and site plan development in the design of each minor and major subdivision or portion thereof of a site plan development in a manner also conforming with other ordinances of the City as well as this Ordinance.
- B. Any minor or major subdivision or site plan shall demonstrate conformance to design standards that will encourage sound development patterns within the City. Where either an Official Map or Master Plan have been adopted, the subdivision or site plan shall conform to the proposals and conditions shown thereon. The streets, drainage rights-of-way, school sites, public parks and playgrounds, scenic sites, historic sites and flood control basins shown on the officially adopted Master Plan or Official Map shall be considered in the approval of subdivision plats and site plans. In accordance with good subdivision design practices, extreme deviations from rectangular lot shapes and straight lot lines shall not be allowed unless made necessary by special topographic conditions or other special conditions acceptable to the Board. All improvements shall be installed or connected with existing facilities or installed in required locations to enable future connections with approved systems or contemplated systems and shall be adequate

to handle all present and probably future development.

**577-221**      **General Regulations.**

- A.      No development shall take place within the City, nor shall any land be cleared or altered, nor shall any watercourse be diverted or its channel or floodplain dredged or filled, nor shall any parking areas, accessory or otherwise, or accessways thereto be constructed, installed or enlarged, nor shall any building permit, certificate of occupancy, zoning permit or other required permit be issued with respect to any such structure, land or parking area except in accordance with an approval of such development by the Planning Board pursuant to the design standards as outlined in this Ordinance, unless exempted.
  
- B.      Except as specifically modified herein, the Residential Site Improvement Standards (RSIS) adopted by the State of New Jersey under N.J.A.C. 5:21-1 et seq. are hereby adopted as the site improvement standards for residential and nonresidential development in the City.
  
- C.      Deviations from performance and design standards of this Ordinance which are not the subject matter of the New Jersey Residential Site Improvement Standards (RSIS) shall be considered as exceptions within the meaning of N.J.S.A. 40:55D-51.
  
- D.      All improvements shall be installed in required locations to enable future connections with approved systems of contemplated systems and shall be adequate to handle all present and probably future development.

**577-222**      **Performance Standards for All Uses.**

- A.      Air quality. No use governed by federal or state air quality regulations shall emit into the air heat, odor, vibrations, noise or any other pollutant which exceeds the most stringent requirements of the applicable federal or state regulations.
  
- B.      Emissions. In all districts, no use, activity, operation or device shall be established, modified, constructed or used without having first

obtained valid permits and certificates from the Bureau of Air Pollution Control, NJDEP pursuant to N.J.A.C. 7:27-8. Specifically, no use, activity, operation or device shall be established, modified or constructed without a valid "permit to construct." No use, activity, operation or device shall be operated, occupied or used without a valid "certificate to operate control apparatus or equipment." Proof of compliance with this requirement shall be the submission of duplicate copies of the permit to construct and certificate to operate.

In addition to the requirements of NJDEP, the following shall also apply:

- 1 Particulate matter shall not be discharged into the outdoor air in a concentration exceeding three hundredth (0.03) of a grain per cubic foot of gas at actual gas conditions unless a minimum of ninety-five (95%) percent of such particles leaving the process in the stack gas are removed from the gas prior to discharge. However, regardless of degree of gas cleaning, the following provisions shall apply:
  - a) The concentration of solid particles shall not exceed five hundredths (0.05) of a grain per cubic foot at six hundred degrees Fahrenheit (600°F) and one atmosphere pressure.
  - b) No more than three (3%) percent by weight of the particles discharged shall equal or exceed forty-four (44) microns in diameter.
  - c) No more than twenty (20) pounds of particulate matter per hour shall be discharged into the outdoor air from any single source.
- 2 Visible emission, such as smoke, the shade or appearance of which is darker than No. 1 on the Ringleman Smoke Chart, shall not be discharged into the open air from any fuel-burning equipment, provided, however, that smoke emitted during the clearing of a fire box or the building of a new fire, the shade of appearance of which is not darker

than No. 2 on the Ringleman Smoke Chart, shall be permitted for a period or periods aggregating no more than three (3) minutes in any fifteen (15) consecutive minutes.

- C. *Toxic and Radioactive Substances.* Emissions of chemicals, gases, components or elements listed as being toxic matter by the American Conference of Governmental Hygienists, New Jersey Department of Labor or the United States Environmental Protection Agency shall not exceed the threshold level. Proof of compliance shall require the submission of copies of certificates or permits from the New Jersey Department of Environmental Protection approving the concentrations, level or loading proposed by the applicant. There shall be no radioactive substances associated with any use.
  
- D. *Drainage.* No stormwater or natural drainage which originates on the property or water generated by the activity (i.e., air conditioners, swimming pools, etc.) shall be diverted across property lines unless transported in an approved or existing drainage system.
  
- E. *Electronic equipment.* All electric or electronic devices are subject to the provisions of federal and state laws and regulations, including 42 U.S.C. 263b, et seq., "An Act for the Protection of Public Health and Safety from the Dangers of Electronic Product Radiation," and the applicable regulations and guidelines promulgated by the Secretary of the Department of Health and Human Services. Electronic products shall be so limited and controlled so that no measurable energy can be recorded at any point beyond the property lines. The applicant, upon request, shall produce certified data wherein measurements made in accordance with the procedures and standards established by the United States Department of Health and Human Services adequately demonstrate compliance with the minimum standards required by law. All other forms of electromagnetic radiation lying between 100 KHz and 10 GHz shall be restricted to the technical limits established in the Federal Community Commission's Rules and Regulations. Additionally, electric or electronic equipment shall be shielded so there is no interference with any radio or television reception at the lot line (or beyond the operator's dwelling unit in the case of multifamily dwellings) as the result of the operation of the equipment.

- F. Glare. No use shall produce a strong, dazzling light or reflection of a strong dazzling light or glare beyond its lot lines. Exterior lighting shall be shielded, buffered and directed so that glare, direct light or reflection will not become a nuisance to adjoining properties, adjoining units, adjoining districts or streets.
- G. Heat. No use shall produce heat perceptible beyond its lot lines. Further, no use shall be permitted which could cause the temperature to rise or fall in any body of water, except that this provision shall not apply to any sewage treatment plant which has received approval by the New Jersey Department of Environmental Protection.
- H. Noise. Noise levels shall be designated and operated in accordance with local regulations and those rules established by the New Jersey Department of Environmental Protection as they may be adopted and amended.
1. Noises shall not exceed 55 dba in residential districts and 65 dba in all other districts measured on or beyond the neighboring use, lot line or district boundaries.
  2. Noises such as alarms, sirens, emergency warning devices, motor vehicles, clock bells or church bells are excluded from the above limitations.
- I. Odor. Odors shall not be discernible at the lot line or beyond. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system so that control will be maintained if the primary safeguard system should fail.
- J. Ventilation. No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no air conditioners or exhaust fans shall be permitted to discharge exhausted air unless set back from all property lines at least ten (10) feet or equipped with baffles to deflect the discharged air away from the adjacent use. Air conditioners and vents on rooftops shall be screened from view.

- K. Vibration. Vibration levels shall not exceed a particle velocity of 0.05 inches per second in any district. During the hours of 9:00 p.m. to 7:00 a.m., said velocity shall not exceed 0.02 inches per second in residential districts.
- L. Visibility. At the intersection of roadways or at any point of entry onto a public roadway, no structure or planting which obscures vision above a height of 2½ feet above grade shall be permitted within a clear sight triangle.
- M. Storage. All outdoor storage facilities for fuel, raw materials and products stored outdoors shall be enclosed by an approved safety fence and suitable landscaping to screen such areas from public view and must comply with Ordinance landscaping and buffering requirements.
- N. Waste. No materials, wastes or other substances shall be stored or maintained upon a lot in such a manner that natural runoff from such areas on a site with an approved storm water drainage plan can impair the existing water quality of a stream, watercourse or aquifer more than the primary use intended for the lot.

**577-223**      **General Design Guidelines.**

The following general design guidelines shall be used to prepare and review the physical, visual and spatial characteristics and overall appearance of a development plan and building(s) in relationship to the existing streetscape, neighborhood and district in which such is located and to the City generally:

- A. Consideration of context. An individual development plan shall not be considered on its own, but with sufficient regard to the existing streetscape neighborhood and district in which it is located and to the City generally. Extreme consideration and respect shall be given to abutting and nearby properties and the existing buildings, site improvements and open spaces located thereon and in adjacent portions of the public rights-of-way.
- B. Urban design elements. The physical, visual and spatial characteristics of a streetscape, neighborhood, district and the City generally shall be established and reinforced through the

consistent use of compatible urban design elements. Such urban design elements shall relate the physical, visual and spatial characteristics of an individual development to other existing and planned developments in a harmonious manner, resulting in a coherent overall development pattern for an entire streetscape, neighborhood and district and the City generally. A development plan shall relate to and reinforce urban design elements where such exist, as established by an urban design elements inventory conducted of the streetscape, neighborhood and district in which such development is located. If a site is located in a streetscape, neighborhood or district where existing design elements are weak or nonexistent, the development plan shall establish design elements that relate to the community generally, based on an urban design inventory of the City. In the case of an addition or renovation to an existing building, the development plan shall also relate to and reinforce design elements of such existing building. Urban design elements to be addressed in a development plan shall include but not be limited to the following:

1. Scale, as defined by the height of a building and its component elements.
2. Massing, as defined by the shape, dimensions and volume of the solid form of a building.
3. Proportion, as defined by comparing the width of a building wall to the height of the same.
4. Rhythm of solid to voids, as defined by comparing the solid portions of a building wall to the voids formed by door and window openings and recesses in the same.
5. Horizontal courses, as defined by the base course, middle wall section, belt courses and cornice of a building.
6. Projections and recesses, as defined by the projections formed by such elements as bay windows, dormers, cornices and eaves from the building wall surface and the indentations formed by such elements as porch and window



recesses from the same.

7. Roof form, as defined by the type, shape and pitch of the roof of a building.
8. First floor elevation, as defined by the height of the first floor level of a building from the ground and any elements, such as stairs, that facilitate transition between levels.
9. Entrance treatment, as defined by the placement and articulation of the entrance to a building.
10. Street orientation, as defined by the visual and functional orientation of the front façade and entrance of a building to the street and sidewalk.
11. Footprint, as defined by the location and coverage of the lot by the building area of the ground floor.
12. Setbacks, as defined by the dimensions a building is set back from front, side and rear lot lines.
13. Yard areas, as defined by the areas of open space remaining between front, side and rear lot lines and a building.
14. Architectural style, materials, colors and details.
15. Signage.
16. Shade trees.
17. Lampposts and other lighting fixtures.
18. Landscaping.
19. Walls and fencing.
20. Sidewalks and walkways.
21. Benches, trash receptacles and other street or site furniture.

C. Green Design Guidelines. Green building guidelines ensure that development within the City preserves the unique character of the site. The City desires that developers construct sustainable or “green” buildings. The guidelines that follow are intended to result in environmentally friendly and economically vibrant projects. According to the U.S. Green Building Council (USGBC) LEED evaluates environmental performance from a whole building perspective over a building’s life cycle, providing a definitive standard for what constitutes a “green building”. It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. LEED is a performance oriented system in which scoring points are earned for satisfying performance criteria in the categories of sustainable site development for new construction: reducing the urban heat island, energy efficiency, water savings, materials selection and in indoor environmental quality. Different levels of green building certification are awarded by the USGBC based on the total points earned. As a means of evaluation and measuring achievements in sustainable design, this Ordinance encourages design, construction, and operation of developments that meet criteria for a LEED certified rating as follows:

1. *General.*

- a. All new development located within the City are encouraged to meet a minimum LEED™ Certification rating under the LEED Rating System and be so certified by the US Green Building Council.
- b. All building projects are encouraged to have a LEED accredited professional as a principal member of the design team from the beginning of the project.
- c. Energy Star: For multi-family residential projects; appliance and fixtures should if possible, meet US EPA’s Energy Star Standards. Projects should include Energy Star compliant clothes washers’ dishwashers, refrigerators, ceiling fans, ventilation fans (including kitchen and bathroom fans), light

fixtures (halls and common areas), and exit signs. To enhance energy efficiency further, the project should also choose and install two of the following Energy Star components: programmable thermostats (in residential units), residential light fixtures, windows and doors; and HVAC systems.

d. Applicants are encouraged to submit to the City the following information at the time of site plan application:

- 1) The name of the LEED Accredited professional working on the project
- 2) A LEED scorecard must be submitted as part of the plan. The scorecard shall be accompanied by an explanation of how each credit will be achieved or why the product cannot be achieved for the project.

2. *Reducing the Urban Heat Island.* The ambient air in urban environments is usually significantly warmer (sometimes more than 10° F warmer) than air in less developed areas – an effect known as the urban heat island. Dark, non-reflective surfaces absorb heat from the sun and then radiate it back to the surrounding area. Such hotter temperatures lead to an increased need for air conditioning, which costs money and consumes significant amounts of energy. Current statistics show that air conditioning consumes one sixth of all electricity used in the United States. The following guidelines help to mitigate the formation of an urban heat island:

- a. Provide shade trees (within five years) for thirty percent (30%) of the site's non-roof impervious surfaces.
- b. Use light-colored/high albedo materials (reflectance of at least 0.3) for at least thirty percent (30%) of the site's non-roof impervious surfaces.

- c. Use highly reflective and high emissive roofing materials (at least 0.9 when tested in accordance with ASTM 408) for at least seventy-five percent (75%) of the roof surface. In addition to the operational benefits to the building, this application helps to extend the life span of a roof.
  - d. Use a “green” vegetative roof for at least fifty percent (50%) of the roof area. In addition to its ability to reduce stormwater flows and provide insulation, this application helps to extend the life span of the roof.
- 3. *Energy Efficiency.*
  - a. Buildings should be designed to exceed by twenty percent (20%) the state energy code or the most recent edition of ASHRAE/IESNA Standard 90.1 (without amendments), whichever is more stringent.
  - b. Building owners are encouraged to provide a portion of the total energy used by a building with on-site sources, such as photovoltaic systems.
- 4. *Water Savings.* The following guidelines help decrease the amount of municipal water needed for buildings:
  - a. Decrease the quantity of potable water used for landscape irrigation by fifty percent (50%).
  - b. Install ultra low flow fixtures in bathrooms and consider reusing roof runoff volumes for flushing toilets in order to reduce the amount of potable water required.
- 5. *Materials Selection and Indoor Environmental Quality.* The following materials guidelines ensure quality environments that help decrease the environmental impact of the materials needed for buildings:

- a. Divert as much construction waste away from disposal in landfills as possible by recycling construction materials including metal, wood, concrete, brick, drywall and cardboard.
- b. Incorporate building materials that contain a high percentage of recycled content.
- c. Incorporate building materials that have been manufactured and where possible generated, regionally. Using regional products not only reduces the amount of energy required for transportation, but also supports the local economy.
- d. Incorporate bio-based building materials where possible. This includes materials incorporating certified wood, bamboo, wool, cotton, cork, natural linoleum and agricultural fiber boards.
- e. Limit the amount of indoor air contaminants that are introduced through building materials where possible. Materials, including adhesives, sealants, paints and carpets with lower VOC values shall be preferred over standard versions. Materials made of wood and agricultural fiber shall contain no added urea formaldehyde

**577-224**     **Site Design Principles.**

- A. In the site planning and layout of townhouse, multi-family and higher density residential developments, the following principles, as appropriate, shall be considered:
  - 1. For townhouse style or similar attached structures, a maximum of ten (10) dwelling units in a single row with a minimum offset of two (2) to four (4) feet between every two (2) dwelling units should be encouraged. No more than six (6) dwelling units should be permitted in a straight line. The planes of other straight facades should be no more than eighty (80) feet in length without at least a two (2) foot offset. Townhouses should be grouped in clusters (i.e., buildings

arranged in a row or L-shaped or U-shaped groupings). Private parking areas shall be located near the entrances and outdoor living areas or patios adjoining open space or paths leading to open space. Townhouses and similar style structures shall be consistent in terms of architectural style and major design elements such as materials, color tones, windows, roof lines, or roof design.

2. The site plan should be broken into visually small groupings such as quadrangles, clusters and courts, devices to slow speed and reduce the size of each visual grouping, such as garden walls and gates, reduction in setbacks of facing buildings, and variable landscape layouts.
3. Architectural elements such as masonry walls and fences shall be compatible, in both style and materials, with the dwelling unit and development of which it is a part.
4. Architectural style and major design elements of each dwelling unit, such as materials, color tones, windows, and roof design, shall be compatible with all proposed dwelling units in the immediate neighborhood. Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior.
5. All garages or carports shall conform architecturally to and be of similar materials as the principal building in the development.
6. An outdoor private living space shall be provided for each dwelling unit. Buildings shall have open balconies or decks and patios.
7. Each building or complex of buildings shall have an architectural theme with appropriate variations in design to provide attractiveness to the development compatible with the development and in its relationship to adjacent land uses. Such variations in design shall result from the use of landscaping and the orientation of buildings to the natural features of the site and to other buildings as well as from

varying unit widths, using different exterior materials, changing roof lines and roof designs, varying building heights, and changing window types, shutters, doors, porches, and exterior colors. Architectural elevations shall be submitted to the Planning Board for review and approval.

8. All dwelling units shall be connected to approved and functioning water and sanitary sewer systems prior to the issuance of a Certificate of Occupancy.
9. Sufficient area and equipment shall be made available within each building for the laundering and artificial drying of the laundry of the occupants of each building.
10. Dwelling units shall have access to a master television antenna system and individual units may not erect individual external television antennae.
11. No dwelling unit shall be constructed below grade. Units shall be designed in such a manner as to provide maximum security and visual privacy from adjacent dwelling units.
12. The use of natural lighting and solar heating is encouraged. Buildings shall be sited so as to take advantage of view, sun, and wind factors.
13. The color and material used on roofs shall blend with the surrounding built environment.
14. Fireplaces and chimneys must be proportionate to and architecturally consistent with the overall design.
15. Roof gutters, when installed, shall be integrated into the roof structure.
16. Skylights must be unobtrusive and integrated into the structure.
17. Roof-mounted mechanical equipment must be concealed and must not generate excessive noise.

18. The color, design, and materials of front doors of a residence must be consistent with the color, design, and materials of the residence. All exterior doors of a residence must be consistent with each other.
  19. Exterior trim and detailing shall be consistent around the entire house.
  20. Mailboxes shall be designed and consistent with the architectural design of the residence. Mailboxes shall be as low to the ground as possible, and integrated into the surrounding landscaping.
- B. In the site planning and layout of nonresidential developments, the following principles, as appropriate, shall be considered:
1. Site Design Criteria.
    - a. Passive solar-design orientation shall be encouraged.
    - b. Through the site access locations and on-site circulation and building layout there shall be minimum conflicts among service vehicles, private automobiles, and pedestrians on the site.
    - c. Visitor building entrances and vehicular entrance driveways shall be readily identifiable and accessible to the first-time visitor.
    - d. Building entries shall be highlighted by such features as: outdoor patios; ceremonial entry porte-cocheres; plazas; crosswalks or other landscape features; special planters and plantings; specially treated architectural walls; covered walkways; and recesses, projections and arches.
    - e. The visual impact of large surface parking lots located in front of buildings and along street frontages shall be minimized with landscaping, landscaped earthen berms, and pedestrian systems and/or by making



parking lots smaller.

- f. Buildings and structures shall be arranged and clustered to maximize opportunities for shared circulation, parking, loading, pedestrian walkways and plazas, recreation areas, transit-related facilities, and day and night security surveillance.

## 2. Building Massing and Form.

- a. The architectural character of each proposed building or structure shall be of a contemporary design and style.
- b. All buildings shall have a horizontal appearance brought about by the use of horizontal bands and fascia to minimize the verticality of the structure. Materials, colors and finishes shall be coordinated in all exterior elevations of each building to achieve sympathy of expression.
- c. No commercial statements of the occupant's products or services shall be allowed as part of the building facade or elevation with the exception of signage.
- d. Architectural designs shall be evaluated in terms of the sensitive integration of form, textures, and colors with the particular landscape and topographic characteristics of each individual site.
- e. Groups of related buildings shall be designed to present a harmonious appearance in terms of style and use of exterior materials, fenestration and roof type.
- f. Accessory buildings shall be architecturally treated in the same manner as a principal structure(s).
- g. Building exterior walls shall be visually reduced to human scale by: grouping into smaller or multiple structures, mature landscaping and land form

manipulation, wall texture placement clustering small-scale elements such as planter walls around the major form, creation of a horizontal shadow line and offsets and/or breaks in the building line.

- h. Radical theme structures or signage, building and roof forms which draw unnecessary attention from streets to the building shall not be acceptable.
- i. The primary building objective is to maintain an architecturally harmonious complex or development. Each building should be sensitive to the immediate neighboring structure and drastic variations in scale, texture or colors shall not be permitted.
- j. The exterior design of all permitted buildings on lots which abut a residential district or any street opposite land in a residential district shall be in harmony with the general character of the residential neighborhood through the use of building materials and colors.
- k. The primary building objective shall be to maintain an architecturally harmonious development. Each building shall be sensitive to the immediate neighboring structure. Inconsistent variations in scale, texture or colors shall not be permitted.
- l. Opportunities to provide walkway systems to adjoining buildings, including common plazas or courtyards are encouraged.

### 3. Building Appearance.

- a. To maintain a high standard of construction and appearance and to provide interesting and tasteful exteriors, the exterior walls of each building shall be constructed of durable permanent architectural materials compatible with campus-like standards, tastefully handled, i.e., carefully selected brick; stone with a weathered face or polished, fluted, or broken-

faced. Predominant exterior building materials shall not include smoothfaced concrete block, tilt-up concrete panels or prefabricated steel panels.

- b. Pre-engineered metal buildings, industrial-type structures featuring predominantly painted exteriors, and corrugated metal-sided or clapboard aluminum sided "Butler" type buildings shall not be permitted.
  - c. Building roofs are to be uncluttered. Vertical roof projections such as towers, vents, stacks or roof-mounted equipment shall be avoided. All penetrations through the roof (i.e., mechanical equipment or skylights) must be organized in a manner that is integral to the architectural form of the building, or completely screened from view by parapet walls or approved enclosures. Screens shall be attractive in appearance and reflect or complement the architecture of the building to which they belong.
  - d. Design of canopies shall be in keeping with the design of the building.
  - e. Loading areas shall be screened using architectural walls and/or landscaping.
  - f. All facade materials must be maintenance free. There shall be no exposed common concrete block on the exterior of any building, and painted concrete block shall not be permitted.
  - g. Window treatment shall be required along the front and sides of all buildings.
  - h. Drainage pipes on building surfaces must be on the interior and not exposed.
4. Building Color and Texture.
- a. Simple and uniform texture patterns are encouraged to create shadow patterns which will reduce the high

visibility of the building.

- b. Variations in color shall be kept to a minimum.
- c. Colors shall be subdued in tone.
- d. Accent colors may be used to express individual or corporate identity.

5. Parking and Circulation.

- a. Each development site must provide adequate off-street automobile parking and loading facilities and no parking or loading facilities shall be permitted on any street, entrance drive, or any place other than in an approved location. Off-street parking and loading design shall conform to those standards identified in this Ordinance although actual design may be based on site experiences at other locations. It may not be necessary to pave the entire parking area established by ratios found in this Ordinance where it can be demonstrated by the applicant that the minimum Ordinance requirements are in excess of need.
- b. Parking areas shall provide safe, convenient, and efficient access. They shall be placed next to buildings in order to shorten the distance to other buildings and sidewalks and to reduce the overall scale of the paved surface.
- c. All parking areas shall be screened from streets and adjacent parcels by fencing and/or walls plus landscaping to assure that the visual effect of large paved areas and standing automobiles is minimized and that the effect of the natural landscape and the architecture dominates. Parking areas shall also be subdivided by planting islands containing trees and other landscape materials. Planting islands shall be located at selected intervals where they will aid in reducing the visual expanse of pavement areas.

- d. The number of access drives per lot or parcel shall be subject to Planning Board review to ensure the intended landscape continuity within the setbacks, while allowing the necessary flexibility for development of individual lots. As a planning guide, each parcel shall be limited to one (1) access drive, and no parcel should have more than two (2) access drives. Consolidation of access drives on adjacent parcels shall be encouraged, particularly when adjacent parcels are developed simultaneously. This will reduce the number and area of driveway openings on a given length of a roadway, as well as provide greater latitude in developing the sites.
- e. Parking areas shall be located to maximize the potential for shared parking between uses. Parking areas shall be designed and located so as to facilitate transit, bicycle and pedestrian access. Parking spaces closest to the building entrances, in order, shall be reserved for:
  - 1) People with disabilities (all types of parking);
  - 2) Employee vanpool vehicles; and
  - 3) Employee carpool vehicles.
- f. Any new parking structure shall be subject to variable setbacks to assure the appropriateness of a use at its proposed location.
- g. Bicycle lockers and/or stands shall be provided as close to building entrances as possible and may be located in front of a building. If the building is served by a bus line, a bus pullout or parking stop and a bus shelter shall be provided as close to a building entrance as possible, either within the street right-of-way or on the site.
- h. Some textured crosswalks shall be used where

pedestrians come in contact with vehicular traffic. All walks must be well lighted. On-site pedestrian linkages may connect buildings to external perimeter pedestrian systems.

6. Traffic management and planning.

The applicant may be required to submit a Traffic Management Plan to incorporate one or more of the following: staggered work hours, flex-time, 4-day work week, mass transit, park and ride, car and van pooling. The plan shall establish traffic reduction goals and propose how such goals will be addressed and satisfied by the applicant.

7. Landscaping.

a. Landscaping shall be required in those areas that are designated as required setback areas, areas within parking lots, and areas not used for ingress, egress, parking, or storage, and areas subject to grading and re-contouring. Although each site could have a different building configuration and use, and in some cases individual owners, an overall landscape theme dealing with major design elements shall be established. These elements shall include:

- 1) Setback and buffer areas along roadways as well as adjacent residentially zoned areas and properties;
- 2) Parking lots and areas around buildings.

On individual sites, flexibility in design and choice of landscape materials is encouraged, provided such designs utilize and/or augment suggested plant materials and plant sizes. Rear and side yards shall be landscaped as to provide an effective screen, at the time of planting, to obscure from view at ground level the permitted use from adjoining primary uses of a dissimilar nature.

- b. The design and development of landscaping shall:
- 1) Enhance the appearance of the site internally and from a distance;
  - 2) Include street trees and streetside landscaping;
  - 3) Provide an integrated open space and pedestrianway system within the development with appropriate connections to surrounding properties;
  - 4) Include, as appropriate, bike paths, bike lanes, sidewalks, pedestrian walkways and/or jogging trails;
  - 5) Provide buffering or transitions between uses;
  - 6) Provide conveniently located outdoor eating areas;
  - 7) Provide outdoor recreation areas appropriate to serve all the uses within the development;
  - 8) Provide for the screening of an industrial or commercial development from adjoining residential and nonresidential uses through stands of suitable coniferous trees with interspersed flowering and deciduous trees deemed appropriate as part of an integrated landscape plan that is reviewed and approved by the Planning Board.
- c. Landscaping shall be designed and installed in accordance with professional standards and all landscape plans shall be subject to Planning Board review and approval. All such landscaping, including lawn areas, trees and shrubbery shall be maintained in excellent condition by cutting, trimming, feeding, watering and weeding. Plants shall be replaced as

may be required by Ordinance. Landscaping shall be installed upon the substantial completion of the building, weather permitting, and an underground irrigation system may be required by the Planning Board in some or all landscaped areas.

- d. Existing vegetation to be preserved on each site shall be designated on each plan prior to construction. Techniques to be employed to preserve such vegetated areas shall be submitted to the Planning Board for review and approval. Such techniques shall address the following elements of tree structure so as to avoid damaging effects during and after construction to these elements: crown; branch system; drip line; existing grade, drainage and soil character; root system; and feeder root system.

All trees that are not to be preserved are to be removed in a manner that will not damage the remaining trees. Any trees to remain which have been damaged during the clearing operation must be repaired in an approved manner by a qualified New Jersey arborist (tree expert) as soon as final clearing has been completed.

- e. All required planting and screening shall be maintained in good condition.

## 8. Drainage.

- a. Each parcel's storm water drainage will be collected on site and released at an approved location or locations. After being temporarily detained in basins, the storm water will be released at a controlled rate into the channel systems which become part of the natural drainage watershed. In cases where water drains onto the parcel from adjacent parcels, the drainage system will provide for the inflow, unless special arrangements are made to the contrary.



- b. Storm water detention areas may be necessary to ensure recharge of sensitive ground water systems at a rate equivalent to the natural site conditions before development. Determination of this need will be made by the City Engineer on the basis of topography, subsoil characteristics, aquifer characteristics, and ground coverage. The requirement of a detention area will be established after review of the plan at the schematic design stage, at which time the coverage and grading can be properly determined. Engineering design standards should be based on those governing City storm water management as advanced by the NJ Department of Environmental Protection.

9. Lighting.

- a. Well designed soft lighting of the building exterior shall be permitted provided that the lighting complements the architecture. The lighting should not draw inordinate attention to the building.
- b. Parking lot, service area, and roadway lighting shall be provided by either wall mounted and/or freestanding fixtures designed to minimize glare to the street and adjacent properties. The type of fixture and color of lamping will be evaluated for their compatibility with existing street lighting, building architecture and natural site characteristics.
- c. The lighting for pedestrian walkways may include either cut-off or exposed sources, but the height and intensity of the light must be subdued.
- d. All lighting shall be designed and installed to avoid off-site spillage and halo effect to the greatest extent reasonably possible and consistent with public safety. Light sources should not be visible from outside the boundaries of the site.
- e. All lighting designs and installation are subject to Planning Board review and approval.

10. Signage.

- a. All signs shall be required to satisfy all of the requirements as set forth in this Ordinance. The Planning Board shall have the right to modify the requirements whenever such modifications are necessary to achieve an appropriate overall design theme.
- b. An overall graphic signage plan shall be developed to complement the overall site layout.
- c. Identification signage may be erected at the entrance to each parcel in an area to be designated by the Planning Board. The design, format, and materials of the sign must be consistent with the site architecture. No flashing, neon or moving elements shall be permitted. Such signs may indicate the street address, the company or development name and logo.
- d. Identification signage of a smaller scale may be permitted on the exterior of the building at a location related to the principal entrance carrying the occupant's logo or symbol and such other locations as the Planning Board shall permit. They may be placed on the building surface or in a freestanding position, provided that the latter is clearly integrated with the building architecture. They shall not project above any roof or canopy elevations.
- e. As the need may arise during construction, directory type signs identifying groups of building locations may be established.
- f. Any on-site directional, traffic, or parking control signs on the site shall be reviewed by the Planning Board, with the intent that these signs shall be restricted to the minimum necessary, will be visually unobtrusive,

and will be consistent in format, lettering, and coloring.

11. Utilities.

All utilities and related appurtenances on the site shall be underground or located in a building or structure.

12. Street furniture, plazas, and other amenities.

- a. The design of a building's related entrance areas, plazas or terraces shall vary based on the intentions and needs of individual building uses. At a minimum, however, building entrances shall be highlighted with plant materials and paved surfaces.
- b. In time, the need for varied forms of street furniture beyond signage may arise. For example, introductions of a public or private transit system may necessitate bus shelters. As such needs become formalized, the developer shall prepare a basic design vocabulary to cover such individualized needs consistent with the overall design program.
- c. Every development shall include some or all of these spaces: space for performing art, public art, patio/seating areas, pedestrian plazas with benches, kiosk areas, water feature, clock tower or other such deliberately shaped area and/or a focal feature or amenity that in the judgment of the Planning Board, adequately enhances such spaces. Any such areas shall have direct access to a sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and overall landscape theme.

13. Screening of Loading and Service Areas.

All loading docks and service areas must be sufficient to serve the business being conducted on the parcel without using adjacent streets. No loading and service areas shall

be visible from any neighboring property or adjacent street. Provision must be made for handling all freight on those sides of the buildings which do not face a street. The recommended method of screening shall consist of walls and gates compatible in color and texture with the building material, buffered by deciduous and evergreen shrubs and trees, so as not to be visible from neighboring properties and streets. Delivery and loading operations shall not disturb adjoining residential neighborhoods or other land uses.

14. Refuse Collection and Recycling.

- a. All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted between a street and the front of a building. Appropriate landscaping shall be installed to form a year round effective visual screen at time of planting.
- b. Collection areas should be effectively designed to contain all material generated on site and deposited between collections. Deposited materials should not be visible from outside the enclosure.
- c. Collection enclosures should be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
- d. Collection areas should be so located upon the site as to provide clear and convenient access to collection vehicles. Refuse collection and recycling areas shall not be located within parking areas or required landscaped yards and buffers.
- e. Collection areas should be designed and located upon the property as to be convenient for the deposition of material generated on site.
- f. An option to reduce the visual impact of the collection

containers is to store and compact material inside the building at the service area, thus eliminating the need to screen outside containers.

- g. Delivery, loading, trash removal or compaction, or other such operations may be limited by the Planning Board between certain hours where noise impacts at the lot line of any adjoining residential property or district shall be required to meet City and State requirements.

15. Storage.

- a. No open storage shall be permitted on any site. No articles, merchandise, products, goods, materials, incinerator, storage tanks, or like equipment shall be kept in the open or exposed to public view, and no accessory use shall be constructed to permit open storage of materials or goods.
- b. Non-enclosed areas for storage shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall also conform to those used as predominant materials and colors on the building.

16. Fences and Walls.

Fences are not desirable and shall be approved only for limited service and/or storage areas. Chain link fencing shall be permitted but it is not generally desirable. Decorative fences or walls shall be used to screen service and loading areas, private patios or courts. They may be used to enclose recreational areas or to secure sensitive areas to uses, such as vehicle storage areas. Fences and walls shall not be located where they impede pedestrian or bicycle circulation through or between site areas. If approved, all fences and walls shall be designed as integrated parts of the overall

architectural and site designs. All materials shall be durable and finished in textures and colors complementary to the overall architectural design.

17. Maintenance.

All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, and lighting must be maintained in good condition and repair by either the owner or other designated entity. Such maintenance includes, but is not limited to, the following:

- a. Prompt removal of all litter, trash, refuse, and wastes;
- b. Lawn mowing;
- c. Tree and shrub pruning;
- d. Watering;
- e. Keeping exterior lighting and mechanical facilities in working order;
- f. Keeping lawn and garden areas alive, free of weeds, and attractive;
- g. Keeping parking areas, driveways, and roads in good repair;
- h. Complying with all government health and police requirements;
- i. Striping of parking areas and repainting of improvements;
- j. Repair of exterior damages to improvements.

18. Sidewalks and/or Pathways.

- a. Sidewalks and/or pathways shall be installed by the applicant within perimeter landscape areas along and/or streets and drives.
- b. On-site pedestrian circulation systems shall be provided to meet the circulation needs of on-site users. Such systems shall provide safe, all-weather efficient, and aesthetically pleasing means of on-site movement and shall be an integrated part of the overall architectural and site design concept. At a minimum, sidewalks and/or pathways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials.
- c. Sidewalks shall be provided along the full length of the building along any facade featuring a visitor or customer entrance, and along any facade abutting parking areas. Such sidewalks shall be located from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade. Pedestrian sidewalks shall provide weather protection features such as awnings or arcades when located close to customer entrances.
- d. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or pathway circulation systems.
- e. Some pedestrian crosswalks shall be clearly delineated by a material different from the surrounding road surface through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalk and/or pathway.

19. Electrical and Mechanical Equipment.

All exterior electrical and mechanical equipment at ground level, such as transformers, shall be screened and located at the side or rear of the building and away from entrances. Screening methods shall include walls compatible with the building material, and a plant material buffer utilizing a layered installation of shrubs, flowering trees, and ground cover.

20. Common Open Space.

An adequate amount of open space may be provided and developed for on-site conservation and recreation facilities to service the needs of all employees and their visitors. The applicant shall submit a plan showing the proposed land area and general location of any land area to be set aside for conservation and recreational purposes and a general description of improvements to be made thereon, including a plan for operation and maintenance.

**577-225 Appearance of Residential Buildings.**

- A. Within any residential district, no building with a permitted professional home office or home occupation shall be constructed or altered so as to be inharmonious with the residential character of the adjacent residential areas.
- B. All new housing may be oriented on the lot so either the major axis or the minor axis of the house is parallel to the street line. In all cases, however, the façade facing the street line must be designed to compliment the street. Architectural articulation using such elements as windows, doors and/or porches is required. Blank facades facing the street line will not be permitted.
- C. The City hereby finds that uniformity in the exterior design and appearance of dwellings erected in the same residential neighborhood tends to adversely affect the desirability of the immediate and neighboring areas for residential purposes and impairs existing residential property in such areas, tends to impair the value of both improved and unimproved real property in such



areas and tends to deprive the municipality of tax revenue and destroys a proper balance between the taxable value of real property in such areas and the cost of municipal services provided therefore. It is the purpose of this section to prevent these and other harmful effects of uniformity in design and appearance of dwellings erected in any housing development in the same residential neighborhood and thus to promote and protect the general welfare of the community.

1. Not more than one construction permit shall be issued for any particular single-family detached dwelling unit design in any housing development consisting of two or more detached dwellings when the houses are substantially alike in exterior design and appearance, unless such similar houses either are separated by a distance of at least two hundred (200) feet or are situated on individual lots which are themselves separated at all points by a distance of at least one hundred (100) feet, whichever distance will provide the least separation between houses.
2. Houses within such specified distance from each other shall be considered uniform in exterior design and appearance if they have any one of the following characteristics:
  - a) The same basic dimensions and floor plans are used without substantial differentiation of one or more exterior elevations.
  - b) The height and design of the roofs are without substantial change in design and appearance.
  - c) The size and type of windows and doors in the front elevation are without substantial differentiation.
3. In addition, there shall be not less than one (1) basic house design and two (2) different exterior elevations in every housing development consisting of eight (8) or less houses; not less than two (2) basic house designs and four (4) different exterior elevations in every housing development consisting of nine (9) to fifteen (15) houses; not less than three (3) basic house designs and six (6) different exterior

elevations in every housing development consisting of sixteen (16) houses to fifty (50) houses; not less than four (4) basic house designs and seven (7) different exterior elevations in every housing development consisting of fifty-one (51) houses to seventy-seven (77) houses; and not less than four (4) basic house designs and eight (8) different elevations in every housing development consisting of seventy-eight (78) houses or more houses.

4. To ensure conformity with the provisions of this Article, no construction permit shall hereafter be issued for more than one (1) dwelling in any housing development until the builder shall post or cause to be posted, on each specific lot on the map of the subdivision on file with the Construction Official, the type and model of each house for which a construction permit has been or is being issued.
5. The provisions, requirements and standards heretofore set forth shall not be considered met where there is an attempt to make minor changes or deviations from building plans and location surveys, which changes show an obvious intent to circumvent the purpose of this section.
6. Building elevations and floor plans for each required house design must be submitted for review to the Planning Board at final subdivision. Where an applicant has no immediate plans for construction, these building elevations and floor plans must be submitted for review to the Planning Board prior to the issuance of a building permit.

**577-226      Blocks, Lots and Monumentation.**

- A. Blocks. Block length and width or acreage within bounding roads shall be such as to accommodate the size of lot required in the area by this Ordinance and provide for convenient access, circulation control and safety of street traffic.
- B. Lots.

1. Lot dimensions and areas shall not be less than the requirements of this Ordinance.
2. Insofar as is practical, side lot lines shall be at right angles to straight streets and radial to curved streets.
3. Each lot shall abut a street. Where extra width has been, or will be, dedicated for widening of existing streets, yard requirements shall be measured from the dedicated right-of-way.
4. Where there is a question as to the suitability of a lot or lots for their intended use due to factors such as soil conditions, rock formations, flood conditions or similar circumstances, the approving authority may, after adequate investigation, withhold approval of such lots or require remedial action before approval.

C. Monumentation. Concrete monuments and property corner markers are to be placed in accordance with the New Jersey Map Filing Law (N.J.S.A. 46:23-9.9 et seq.).

**577-227**     **Grading.**

A. Grading specifications.

1. Improved surfaces, including driveways, shall have a minimum grade of 1% and a maximum grade of ten percent (10%) and be so constructed as to divert stormwater runoff away from any structure serviced by the improved surface. Pedestrian walks shall have a minimum grade of two percent (2%). Road and parking lot grades along curblines and in concrete swales may be reduced to 0.5%.
2. The grade away from foundation wall shall fall a minimum of six (6) inches within the first ten (10) feet, except where restricted by lot lines, where the fall shall be a minimum of six (6) inches regardless of the horizontal distance available.

3. Minimum lawn grades shall be not less than two percent (2%).
4. Permanent benchmarks shall be set for all major subdivisions and for site plans exceeding two (2) acres in size. Concrete monuments or other similar permanent structure shall be used.
5. Minimum swale grades shall be not less than two percent (2%). Embankment grades shall not exceed a 3:1 slope.
6. Embankments in residential developments greater than three (3) feet in height shall not exceed a 5:1 slope.
7. Existing grades shall not be changed within five (5) feet of the boundary with an adjacent property.
8. Where drainage swales are located on residential lots, they shall be placed as close to the property lines as practical. Easements are to be provided where swales receive runoff from more than the adjacent properties.
9. Fencing in drainage-swale easements shall maintain a three (3) inch clearance between the bottom of the fence and the ground.
10. Residential lawns shall provide an area behind the house with a maximum grade of five percent (5%) for the lesser of twenty-five (25) feet or the depth of the required front yard. The remainder of the lot shall not have grades exceeding ten percent (10%), except where embankments are necessary to preserve existing wooded areas.
11. Retaining walls greater than three (3) feet in height, or walls supporting vehicle loads, shall only be allowed when the design has been approved by the reviewing agency engineer. Where walls cross property lines, a maintenance easement/agreement shall be established between the various properties. Any fencing installed to mitigate a falling

hazard shall be constructed with concrete footings.

B. Grading plan required.

1. A grading plan, prepared and sealed by a licensed professional engineer, shall be submitted for all proposed development requiring site plan and/or subdivision review; further providing said plan shall also be required in conjunction with residential in-fill construction on established lots and for the installation of pools, accessory structures or other improvements thereon resulting in a disturbance of greater than seven hundred and fifty (750) square feet.
2. Prior to the issuance of a construction permit for the type of development as set forth above, a grading plan shall first to be approved by the City Engineer.
3. Prior to the issuance of a certificate of occupancy, a record final grading plan, satisfying the requirements of Section and demonstrating conformance with the originally approved grading plan, is first to be approved by the City Engineer.
4. Absent unusual conditions, site plans resulting in no increase in impervious surface coverage or change to existing drainage patterns shall be exempt from submission of grading plans as required by this Section.
5. The grading plan shall be of sufficient detail to demonstrate positive stormwater runoff without adverse impact to surrounding property. The plan shall provide, at a minimum, the following details:
  - a. Existing and proposed grades. For major subdivisions and major site plans, grades shall be based on the 1929 N.G.V.D. Datum.
  - b. Contours should extend a sufficient distance beyond property lines or the site of the work to demonstrate runoff patterns and the relation to adjacent topographical features.

- c. Contours are to be clearly shown and labeled and shall be at one- or two-foot intervals, as appropriate. The scale of the drawing shall not be less than one inch to fifty (50) feet.
- d. Property lines and dimensions.
- e. Location, dimensions, setbacks and first floor elevations of principal and accessory structures on site and adjacent to the site.
- f. Existing and proposed drainage facilities.
- g. Existing and proposed spot elevations at all property corners, building corners, adjoining roadways and intermediate elevations and/or off-site spot elevations as may be necessary to determine the proposed drainage pattern.
- h. Adequate provisions to minimize erosion during construction.

**577-228**     **Utilities.**

A. The design and location of all utilities shall be in accordance with all applicable standards of the City and the public utility having jurisdiction. The location of all utilities shall be coordinated and approved by the City Engineer.

**B. Water/Sewer Requirements**

All Water and Sanitary/Combined Sewer Main/Service shall require the review and approval of the City Engineer, Division of Capital Improvements and Project Management. Watermain (and water service) and sanitary/combined sewer (and sewer service lateral) inspection shall be performed by the City Engineer, Division of Capital Improvements & Project Management.

The applicant shall review the requirements below (and their attachments in the appendix) and note that permits and applications may be applicable:

1. Design, Construction, Inspection and Testing Manual. (See Attachment)
2. Watermain Standards. (see attachment)
3. Requirements for Fire and Domestic Water Line & Meter Installation (see attachment)
4. Requirements for Fire and Domestic Water Line & Meter Installations. (see attachment)
5. Submission of Record Drawings for Extension of Water/Sewer Main and other Wasterwater Facilities. (see attachment)
6. Submission of Record Drawings for Water Service Lines and Sewer Laterals. (see attachment)
7. Application for Sewer Connection (see attachment)
8. Application for Water Service (see attachment)
9. Application for Water Extension. (see attachment)
10. TWA/Safe Drinking Water Review. (see attachment)
11. Inspection Fee for Water/Sewer Main and Laterals. (see attachment)
12. Single Structure/Lot Site Plan Review Form for Building, Alteration, Renovation and Additions. (see attachment)
13. Camden City Water Capacity Fee (see attachment)
14. Camden City Storm Fee (see attachment)
15. Application for Hydrant Flow Test (see attachment)

C. All public services shall be connected to an approved public utilities system where one exists. For all major subdivisions, the subdivider shall arrange with the servicing utility for the underground installation of the utilities distribution supply lines and service connections in accordance with the provisions of the applicable Standard Terms and Condition incorporated as a part of its tariff as the same are then on file with the State of New Jersey Board of Public Utility Commissioners, and the subdivider shall provide the municipality with three (3) copies of a final plat showing the installed location of these utilities. For minor subdivisions, service connections shall be made underground where the supply lines that serve the lands being subdivided are underground. For major and minor subdivisions, the subdivider shall submit to the Board, prior to granting of final approval, a written instrument from each serving utility which shall evidence full compliance or intended full compliance with the provisions of this subsection; provided

however, that lots which abut existing streets where overhead electric or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground. In the case of existing overhead utilities, should a road widening or an extension of service or other such condition occur as a result of the subdivision and necessitate the replacement or relocation of such utilities, such replacement or relocation shall be underground.

- D. Utilities shall be placed underground. Easements along rear property lines or elsewhere for utility installations may be required. Such easement shall be at least ten (10) feet wide and located in consultation with the companies or City departments concerned and, to the fullest extent possible, be centered on or be located adjacent to rear or side lot lines.

**577-229**      **Stormwater Collection and Management-Sanitary/Combined Sewer.**

Except as supplemented below, stormwater collection and management shall be designed in accordance with the standards set forth in the City Stormwater Ordinance, Stormwater Management Plan, and the New Jersey Residential Site Improvements Standards (RSIS) N.J.A.C 5:12-7 et. Seq. for both residential and non-residential development. Any requests for “de minimus exceptions” to the New Jersey Residential Site Improvement Standards requirements, or waivers from the Ordinance shall be placed in writing.

- A.      Runoff standards.
  - 1. For runoff computation purposes, in the post development condition all nonresidential lawn areas, including open space areas, commercial developments, etc., are to be assumed to have grass cover in fair condition (grass



cover 50% to 75%), unless otherwise approved.

2. Computations for proposed conditions shall not assume a wood or brush condition, unless portions of the property are deed restricted to remain in a natural condition.
3. Calculations should be provided showing the derivation of runoff coefficients or curve numbers, time of concentrations, flows to each inlet and flows through the conveyance system.
4. Where excessive gutter flows are expected, calculations should demonstrate that the spread of flow will not exceed six feet for the ten-year design storm.
5. No land in the City shall be developed so that:
  - a. The drainage of adjacent areas is adversely affected.
  - b. Soil erosion during and after development is increased over what naturally occurs there.
  - c. The natural drainage pattern of the area is significantly altered.
  - d. Soil absorption and groundwater recharge capacity of the area is decreased below what occurs under existing conditions.
  - e. Wetland areas located within the subject property and in immediately adjacent properties are deprived of their water supply provided by surface runoff.

B. Pipelines.

1. Class III reinforced concrete pipe may be used, provided that a minimum of two feet of cover is maintained. Otherwise, Class IV or Class V reinforced concrete pipe shall be used.

- A. All storm sewer or combined sewer main 24 inch in diameter or greater within the City right-of-way shall be RCP.
- B. All sanitary sewers shall be polyvinyl chloride (PVC). Polyvinyl chloride pipe shall be made from Class 12454-B materials or better in accordance with ANSI/ASTM D1784 and fittings shall have an SDR classification of 35. PVC pipe and its accessories shall conform to the requirements of the following with a minimum pipe stiffness of 46 psi at a maximum deflection of 5%: ANSI/ASTM D 3034 (4 inches—15 inches) .ANSI/ASTM F 679 (18 inches ---27 inches).
- C. All storm and sanitary/combined sewer service above 6-inch diameter shall tie into the sewer main with a manhole. Sewer laterals 6 inches and less may tie in directly to the sewer in a manner approved by the City. Where a connection to a manhole is required, manhole bench and channel may require modification.
- D. All direct connections to existing combined sewer and sanitary sewer shall be made with an “Inserta Tee” or approved equal.
- E. All newly completed combined/storm/sanitary sewer shall be televised prior to final acceptance and/or completion of project.
- F. Pressure testing of all sanitary sewer (including RCP) shall be performed in accordance with the city manual. RCP sewers above 24 inches in diameter shall be joint tested in accordance with ASTM.
- G. Pipe bedding for all watermain shall be Type 5. Pipe bedded in compacted granular material to

centerline of pipe. Compacted granular material to top of pipe (approx. 90 percent standard proctor, AASHTO T-99). (see attachment details)

- H. Select fill for water/sewer trench installation shall be dense graded aggregate (DGA) I-5, in accordance with the specification subsection 901.08 of the NJDOT standard specification and conform to the following table:

SIEVE SIZE	% PASSING
2"	100
3/4"	55-90
NO. 4	25-60
NO. 50	5-25
NO. 200	3-12

- I. Air release valve shall be installed at high points of the water main.
- J. All water mains shall be at least 8 in" in diameter
- K. Thrust blocks and restraints shall be installed at all bends and fittings. Thrust blocks shall have 28 day strength of 4000 PSI
- L. Each building connection requires a curb cleanout. Refer to City approved details.
- M. The city shall require that sewer service connections to be re-used be televised to verify the integrity and that the pipe is free from any defects.
- N. The size, material, depth, condition, direction of flow and any other relevant conditions of the existing City sewer to which you plan to connect must be field verified by the developer to determine if said connection is physically possible and practical. In addition, manhole

inverts and rim elevation must be shown on plans. The verification is to be included on the plans for the project.

- O. Circular hole saws which are approximately sized or hand drills must be used to make the opening in the existing sewer to receive the laterals. All debris must be removed and not allowed to fall into pipe.
- P. Proposed manholes constructed in the public row on existing or proposed City sewer shall be furnished with concentric manhole covers approved by the City.
- Q. Storm inlets which are connected directly to City combined sewers must be furnished with a sump and trap per City standard details.
- R. The City has combined sewer system which surcharges during wet weather periods resulting in possible sewage back-ups through the plumbing fixture below street level. This possibility must be addressed during the design/construction phase.
- S. A drop manhole connection shall be used where there is a difference in elevation of two (2) feet or greater. Refer to City details
- T. Test pits must be performed at the developers expense during the design phase of the project to ensure that the proposed sewers and sewer services may be constructed as proposed without conflicting with the underground utilities or structures.
- U. All existing sewer mains and sanitary lateral to be abandoned must be removed from the

ground. Catch basins and manholes must be removed from the ground.

- V. The system designer is also responsible for compliance with the applicable regulations of the New Jersey Administrative Code, Local Codes, NJDEP Rules and Regulations governing the treatment works approval program, local codes and ordinances, federal and state regulations, etc. in addition to other requirements that may be imposed by the City.

2. Corrugated metal pipe is prohibited.
3. Corrugated polyethylene pipe (and other similar material) is prohibited in the roadway right-of-way for nonresidential developments and discouraged in residential developments. Said piping is acceptable in off-road areas.
4. The “normal manning roughness coefficient established under N.J.A.C. 5:21-7 shall be used for design.
5. Pipelines shall be no closer than 10 feet to existing or proposed trees and shall be shown on landscaping plan.
6. Crowns shall be matched across structures.
7. All RCP shall be lined on the interior with a coat tar epoxy seal coat with a minimum of 4 mils in thickness (DFT).
8. An as-built plans shall be required on all completed water and sewer mains. The as-built shall be based on a survey by a licensed NJ Professional Land Surveyor. An electronic format of the same in compliance with the city ordinance shall also be submitted.
9. All RCP from 24 inches up to and including 72 inches diameter shall conform to ASTM C76, minimum pipe class IV, Wall B.

10. All pipe shall be manufactured and supplied without lifting holes.
11. All collapsed combined brick sewer mains shall be replaced with an equivalent size RCP. All connections between the new pipe and the existing brick sewer shall be made as shown on the Division of Capital Improvement & Project Management connection detail sheet.
12. Cured-in-place sewer pipe liner shall be a flexible tube made from one or more layers of polyester felt lined on both sides with a polyurethane or polyvinyl chloride membrane materials bonded to the felt and impregnated with a liquid thermosetting resin.
13. Cured sewer pipe liner shall conform to the following minimum standards:  
Cured Liner Standard Results  
Tensile Stress ASTM D-638 3,000 PSI  
Flexural Stress ASTM D-790 4,500 PSI  
Flexural Modulus of Elasticity ASTM D-790 250,000 PSI
14. All liners shall be fabricated to a size that when installed will neatly fit in the internal circumference of the sewer pipe. The liner shall be designed for the required external soil and hydrostatic pressures and for internal pressures. The thickness of the liner shall be in accordance with the manufactures recommendations.
15. Video sewer inspections, infiltration/exfiltration testing and pipe alignment testing shall be performed on all new sewer prior to acceptance and/or dedication.

C. Inlets, manholes and cutlets.

1. Drainage structures shall be in accordance with N.J.A.C. 5:21-7.

2. No person in control of private property (except a residential lot with one single family house) shall authorize the paving, repairing (excluding repair of individual potholes), resurfacing (including top coating or chip sealing with asphalt emulsion or thin base of hot bitumen), reconstructing or altering any surface that is in direct contact with an existing storm drain inlet on that property unless the storm drain inlet either:
  - a. Already meets the design standards of NJAC 5:21-7.4
  - b. Is retrofitted or replaced to meet the standards on NJAC 5:21-7.4
  
3. Manhole frames and covers are to provide for a thirty-inch clear-opening at the cover in order to allow easier access under confined space entry requirements. Campbell Foundry pattern Number 1012B or NJDOT approved equal.
  - a. Manhole covers shall be a solid type marked with "SEWER".
  
  - b. No "Doghouse" manhole shall be permitted on any City right-of-way and roadway.
  
  - c. All catch basins shall have traps suitable for preventing floating debris from entering the sewer line and for creating an effective water seal. Catch basin traps shall be East Jordan Iron Works, No. 5924, Neenah Foundry (R-700), or approved equal.
  
  - d. All new manholes and catch basins shall have an exterior coating of Carboline Coal Tar Epoxy 300M, or equal, two coats. Each manhole base shall be provided with circular openings at the required locations and elevations for the proper connection of all pipes. The flexible connections shall be A-lok Flexible Connector by A-lok Products, or equal.
  
  - e. Each inlet box shall be provided with circular openings at the required locations and elevations for the

proper connection of all pipes. The circular connections shall be sealed with a flexible seal assembly such as G3-Flexible Connector by A-lok Products, Inc or approved equal.

f. The strength of precast concrete for inlets and manholes shall be equal to or exceed 4000 psi.

4. Bicycle-safe frames and grates shall conform with the Campbell Foundry pattern Numbers 1218, 3405 or 3424, or NJDOT approved equal.
5. The grate shall be set two (2) inches below the normal gutter grade, except along collector or higher order streets with no parking. The surface of the paving adjacent to the inlets shall be constructed to blend into the lowered gutter grade at the inlet in such a manner that a sudden drop off or dip at the inlet will not be created.
6. Curb inlets shall not be placed on the radius section of the Curb.
7. Inlets shall be installed at all intersections so as to minimize gutter flows across the intersection. Storm drains crossing a corner shall not encroach on adjacent property.
8. Concrete headwalls or flared end sections shall be provided at all pipe discharges and shall be equipped with toe walls to prevent undercutting of the structure, unless otherwise approved.
9. The minimum "median stone diameter d50" for riprap aprons, scour holes and channels shall be six (6) inches, unless otherwise approved by the City Engineer.
10. Scour holes shall not be used near residential developments.



D. Grass swales.

1. Grassed swales shall have a minimum two percent (2%) grade.
2. Maximum velocities in grass swales shall not exceed the erosive velocity for the soils present at the site.
3. Swales in residential developments shall be located as close as practical to the property lines.
4. An easement shall be provided for a swale conveying drainage from more than the immediately adjacent lots.

E. Sump pumps.

1. Sump pumps in developments shall be connected to a common header pipe located behind the curb line to carry water by gravity from below all basement floors to storm drains or as approved by the City Engineer, as the case may be. A sump pump may only be used to supplement the under drain system around the structure. No sump pumps shall be connected to a sanitary sewer system.
2. The header pipe shall be at least six (6) inches in diameter. The size shall be increased no less than ten percent (10%) in cross-section areas for each one thousand (1,000) feet of longitudinal drain.
3. Cleanouts shall be provided at all changes in line or grade; however, the distance between cleanouts shall not exceed four hundred and fifty (450) feet. In no case shall cleanouts be permitted in sanitary manholes. Cleanouts are to be located under an approved cover or vault. One (1) cleanout with a screw-type cap shall also be provided in each basement floor in line with the pipe connecting the perimeter house under drain to the under drain in the street.

4. The system shall be separated no less than five (5) feet vertically and two (2) feet laterally from the sanitary sewer.
5. The system may be constructed PVC, HDPE or DIP material.
6. The applicant may seek waiver of this requirement based on the nature of the development, size and location of lots or the relationship of the basement floor to the estimated seasonal high groundwater table. In the latter instance, sufficient soil tests shall be made to verify the estimated seasonal high groundwater table.

F. Underdrains.

1. Where warranted to dewater the subgrade of roadways, basins or other facilities, underdrains are to be installed and connected to an approved drainage structure.
2. Underdrains shall consist of perforated pipe installed in a stone envelope. A filter fabric compatible with the soil condition shall be installed.
3. The end of an underdrain system shall be equipped with a cleanout. A separate cover or vault shall house the cleanout. Said cover or vault shall be designed to prevent traffic loads from impacting the riser pipe.

G. Storm water management systems (general).

1. Detention basins are preferred over retention (infiltration) basins or ponds. If the latter are proposed, justification shall be provided.
2. Basins are to be provided on lots dedicated to said use and are not to be installed on lots having thereon the following types of residential units:

- a. Single-family detached.
  - b. Single-family attached duplex.
  - c. Single-family attached townhouse.
3. Multiple basins within a development are discouraged and shall be justified based on physical constraints.
4. Basins near residential uses or that are readily visible to the public shall be aesthetically designed. Side slopes 4:1 or flatter shall be provided where practical.
5. Basin side slopes of 10:1 or flatter may be located within an open space area intended to be dedicated to public use, provided the system is designed for this area to be dry within twenty-four (24) hours after a rain event.
6. In order to aid in the evaluation of unforeseen changes in the contributing drainage shed, the plans shall include a tabulation of basin design parameters which shall provide runoff coefficients; impervious coverage; drainage shed areas; influent and effluent flow rates, water levels and storage volumes for the critical storm events; and any other pertinent information that may impact future design.
7. Adequate dimensions and grade information for the basins shall be provided to allow for proper construction.
8. A seed mixture appropriate for the wet conditions, soil types and maintenance schedule should be specified.
9. A maintenance schedule shall be provided for all systems.
10. Privately maintained basins will not be maintained by the City; however, an easement shall be provided to allow the City to enter, inspect and maintain the basins in an emergency situation, with the costs being charged to the owner.

11. All basins, regardless of ownership, shall have a dedicated access from a public right-of-way. The access should include a stabilized surface suitable for the passage of maintenance and inspection equipment and vehicles. This may be waived when adjacent to a public roadway.
12. Soil borings driven at least four (4) feet below the basin bottom are to be provided with the application for approval. At least two (2) borings shall be provided, plus one (1) additional boring for each 20,000 square feet of surface area above the first 20,000 square feet.

H. Detention basins.

1. The bottom of all detention basins shall be graded at a minimum two percent (2%) slope, unless underdrains or a low flow channel is provided.
2. Reinforced concrete low flow channels shall have grades of one percent (1%) or greater. Channel material shall provide a hard and stable surface for maintenance equipment but shall allow infiltration and vegetative growth through the channel in order to enhance the water quality aspect of the basin.
3. A two-foot separation should be provided between the basin bottom and the estimated seasonal high groundwater table.
4. Low, suitable fencing and landscaping shall be provided between the basin and residential lots.
5. A low flow channel shall also be provided when parts of the contributing piping system intercepts groundwater.
6. For commercial developments, a gas/oil separator shall be provided prior to discharge of stormwater into the detention basin.

7. All detention basins are to be landscaped as required by Section 243-G.

I. Retention (infiltration) system.

1. Calculations demonstrating that the basin will dewater within eighteen (18) hours after the end of the rainfall event shall be provided.
2. Infiltration rates shall be based on either field percolation tests or laboratory permeability tests performed on undisturbed soil samples.
3. A three-foot separation should be provided between the basin bottom and the estimated seasonal high groundwater table.
4. Split rail fencing with wire mesh shall be provided for the full perimeter.
5. The maintenance schedule shall require scarifying and reseeding of the soils on a regular basis (not to exceed five years) or when infiltration rates decrease such that the system retains water for forty-eight (48) hours.
6. Retention basin bottoms shall be kept clean of leaves at all times.
7. Post-construction percolation or permeability test will be required at retention basins to verify that the design infiltration rates have been obtained.
8. At no time after final basin grading and permanent stabilization should any equipment be allowed to operate within retention basins which could smear or compact the soils leading to a reduction in the percolation rate. This includes mowing and the annual removal of accumulated silt. This does not pertain to the reestablishment of the basin bottom every five (5) years.

J. Underground systems.

1. Underground infiltration systems shall only be permitted where the City Engineer, as the case may be, determines the use of aboveground stormwater management systems is impracticable.
2. A means to identify if the system is functioning properly shall be included in the design.
3. Means to access the system for inspection and cleaning shall be provided.
4. Calculations demonstrating that the system will dewater within eighteen (18) hours after the end of the rainfall even shall be provided.
5. Infiltration rates shall be based on either field percolation tests or laboratory permeability tests performed on undisturbed soil samples.
6. A three-foot separation should be provided between the basin bottom and the estimated seasonal high groundwater table.

K. Lakes, ponds and retention basins.

1. Wet ponds, lakes, etc., used for stormwater management shall have a normal water depth of at least six (6) feet in order to minimize the frequency of eutrophication.
2. Split rail fencing with wire mesh shall be provided for the full perimeter unless the slope of the embankment and underwater safety ledges obviate the need for such fencing.
3. A program to monitor the condition of the system shall be developed.

4. Sediment calculations/modeling shall be performed to estimate rate of siltation in order to establish a long-range maintenance program.
5. A maintenance fund shall be established for the homeowners' association based on estimated cost of the maintenance and monitoring program.
6. If the system currently exists, laboratory tests shall be performed to establish base conditions.
7. Water depths shall be established for use by emergency personnel and to allow monitoring of sedimentation of the lake.

L. Outlet structures.

1. Trash racks are to be provided for orifices less than twelve (12) inches in diameter in systems maintained by the public or by a homeowners' association. Screens may be required for larger openings if deemed necessary for public safety.
2. Trash racks and screens shall consist of non-corrosive material with stainless steel hardware. The bottom of the racks shall be fastened to a concrete slab, and hinges shall be provided for cleaning purposes. The bars shall be vertical to allow for raking of debris from the top of the structure.
3. All exposed concrete shall have a rubbed or brushed finish.
4. All outlet structures readily visible to the public shall have wing walls and shall be located within the embankment area, unless otherwise approved by the engineer.
5. There shall be a minimum 0.1 foot fall across the structure from the invert of the lowest inlet to the invert of the outlet.

6. Outlet structures are to discharge to public systems or through easements on privately held land.

M. Emergency spillways.

1. Emergency spillways shall not direct water toward private property.
2. Grassed spillways are to be used when practical.
3. The outlet structure may perform the function of an emergency spillway, provided that the top grate, discharge pipe and receiving system can pass the full one-hundred year storm event while meeting the criteria of N.J.A.C. 5:21-7.
4. A reduction in the required freeboard may be considered for small basins servicing drainage areas less than ten (10) acres.

N. Water quality.

1. The applicant shall demonstrate compliance with New Jersey Department of Environmental Protection water quality standards.
2. The standards of the New Jersey Department of Environmental Protection Stormwater and Non-Point Source Pollution Control, Best Management Practice Manual shall be incorporated into the design.

O. Pervious Paving.

1. Pervious paving systems may be used to reduce the imperviousness of firm surfaces such as patios, walkways, driveways, fire lanes, and parking areas, for the purpose of reducing surface runoff and increasing infiltration. The pervious paving systems may also be used as inlets and covers for infiltration trenches. Pervious paving can be effective in helping to reduce



peak surface runoff rates or in improving the groundwater recharge characteristics of developed sites.

2. Pervious paving requires moderately pervious soil with the depth to the seasonal high water table or bedrock of greater than three (3) feet below grade. Because of the large area over which infiltration occurs, pervious paving minimizes the potential for groundwater mounding or concentrated discharges to groundwater.
3. Because pervious paving recharges surface runoff directly to groundwater, it shall not be used where there is a significant concern for the contamination of surface runoff with dissolved pollutants. In particular, to prevent contamination of drinking water supplies, they shall not be installed in highly pervious and or gravel seams that are directly connected to aquifers, or in 'hotspot' drainage.
4. Pervious paving typically is installed in lieu of or in proximity to runoff-generating surfaces. The best performance is achieved when the up-gradient drainage area is minimized. One strategy is to alternate areas with impervious and pervious paving. In these instances, conventional impervious paving would be reserved for the most heavily trafficked corridors. A wide variety of concrete and brick paving systems are available. These can be combined with conventional pavement to achieve functional and aesthetically pleasing designs.
5. Pervious paving systems are prone to clogging by suspended solids. To reduce the likelihood of clogging, pervious paving should not be used in areas that receive significant amounts of sediment, including mud tracked onto the surface during wet weather and sand or cinders used in snowy conditions. To preserve the long-term performance of pervious paving, it is important to control sources of suspended solids in stormwater before if runoff is discharged onto the paved surfaces.

P. Stormwater reports.

1. All reports are to be signed and sealed by a professional engineer.
2. The reports are to contain a table of contents, a narrative, a summary of the findings and the calculations supporting the findings. The pages of the report shall be consecutively numbered. All calculations are to be appropriately labeled. Calculations are to be thorough and shall show the derivation of the various design components.
3. Drainage area maps and soil maps are to be provided.
4. Pipe routing calculations are to be presented in a tabular format.

**Ordinance # ( ) - Illicit Connection Ordinance**

**SECTION I. Purpose:**

An ordinance to prohibit illicit connections to the municipal separate storm sewer system(s) operated by the City of Camden, so as to protect public health, safety and welfare, and to prescribe penalties for the failure to comply.

**SECTION II. Definitions:**

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on corresponding definitions in the New Jersey Pollutant Discharge Elimination System (NJPDES) rules at N.J.A.C. 7:14A-1.2.

- a. Domestic sewage - waste and wastewater from humans or household operations.

- b. Illicit connection - any physical or non-physical connection that discharges domestic sewage, non-contact cooling water, process wastewater, or other industrial waste (other than stormwater) to the municipal separate storm sewer system operated by the City of Camden, unless that discharge is authorized under a NJPDES permit other than the Tier A Municipal Stormwater General Permit (NJPDES Permit Number NJ0141852). Non-physical connections may include, but are not limited to, leaks, flows, or overflows into the municipal separate storm sewer system.
- c. Industrial waste - non-domestic waste, including, but not limited to, those pollutants regulated under Section 307(a), (b), or (c) of the Federal Clean Water Act (33 U.S.C. 1317(a), (b), or (c)).
- d. Municipal separate storm sewer system (MS4)- a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains) that is owned or operated by the City of Camden or other public body, and is designed and used for collecting and conveying stormwater. **NOTE:** In municipalities with combined sewer systems, add the following: "MS4s do not include combined sewer systems, which are sewer systems that are designed to carry sanitary sewage at all times and to collect and transport stormwater from streets and other sources."
- e. NJPDES permit - a permit issued by the New Jersey Department of Environmental Protection to implement the New Jersey Pollutant Discharge Elimination System (NJPDES) rules at N.J.A.C 7:14A
- f. Non-contact cooling water - water used to reduce temperature for the purpose of cooling. Such waters do not come into direct contact with any raw material, intermediate product (other than heat) or finished product. Non-contact cooling water may however contain algaecides, or biocides to control fouling of equipment such as heat exchangers, and/or corrosion inhibitors.
- g. Person - any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
- h. Process wastewater - any water which, during manufacturing or processing, comes into direct contact with or results from the production or use of any raw material, intermediate product, finished product, byproduct, or waste product. Process wastewater includes, but is not limited to, leachate and cooling water other than non-contact cooling water.
- i. Stormwater - water resulting from precipitation (including rain and snow) that runs off the land's surface, is transmitted to the subsurface, is captured by separate storm sewers or other sewerage or drainage facilities, or is conveyed by snow removal equipment.

**SECTION III. Prohibited Conduct:**

No person shall discharge or cause to be discharged through an illicit connection to the municipal separate storm sewer system operated by the City of Camden, any domestic sewage, non-contact cooling water, process wastewater, or other industrial waste (other than stormwater).

**SECTION IV. Enforcement:**

This ordinance shall be enforced by the **(Police Department and/or other Municipal Officials)** of the City of Camden.

**SECTION V. Penalties:**

Any person(s) who is found to be in violation of the provisions of this ordinance shall be subject to a fine not to exceed **(insert amount)**.

**SECTION VI. Severability:**

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

**SECTION VII. Effective date:**

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

ALL OF WHICH IS ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, by

**Ordinance # ( ) - Improper Disposal of Waste Ordinance**

**SECTION I. Purpose:**

An ordinance to prohibit the spilling, dumping, or disposal of materials other than stormwater to the municipal separate storm sewer system (MS4) operated by the City of Camden, so as to protect public health, safety and welfare, and to prescribe penalties for the failure to comply.

## **SECTION II. Definitions:**

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

- a. Municipal separate storm sewer system (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains) that is owned and used for collecting and conveying stormwater. **NOTE:** In municipalities with combined sewer systems, add the following: “MS4s do not include combined sewer systems, which are sewer systems that are designed to carry sanitary sewage at all times and to collect and transport stormwater from streets and other sources.”
- b. Person - any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
- c. Stormwater - water resulting from precipitation (including rain and snow) that runs off the land’s surface, is transmitted to the subsurface, is captured by separate storm sewers or other sewerage or drainage facilities, or is conveyed by snow removal equipment.

## **SECTION III. Prohibited Conduct:**

The spilling, dumping, or disposal of materials other than stormwater to the municipal separate storm sewer system operated by the City of Camden is prohibited. The spilling, dumping, or disposal of materials other than stormwater in such a manner as to cause the discharge of pollutants to the municipal separate storm sewer system is also prohibited.

## **SECTION IV. Exceptions to Prohibition:**

- a. Water line flushing and discharges from potable water sources
- b. Uncontaminated ground water (e.g., infiltration crawl space or basement sump pumps, foundation or footing drains, rising ground waters)
- c. Air conditioning condensate (excluding contact and non-contact cooling water)

- d. Irrigation water (including landscape and lawn watering runoff)
- e. Flows from springs, riparian habitats and wetlands, water reservoir discharges and diverted stream flows
- f. Residential car washing water, and residential swimming pool discharges
- g. Sidewalk, driveway and street wash water
- h. Flows from fire fighting activities
- i. Flows from rinsing of the following equipment with clean water:
  - Beach maintenance equipment immediately following their use for their intended purposes; and
  - Equipment used in the application of salt and de-icing materials immediately following salt and de-icing material applications. Prior to rinsing with clean water, all residual salt and de-icing materials must be removed from equipment and vehicles to the maximum extent practicable using dry cleaning methods (e.g., shoveling and sweeping). Recovered materials are to be returned to storage for reuse or properly discarded.
  - Rinsing of equipment, as noted in the above situation is limited to exterior, undercarriage, and exposed parts and does not apply to engines or other enclosed machinery.

**SECTION V. Enforcement:**

This ordinance shall be enforced by the (**Police Department and/or other Municipal Officials**) of the City of Camden.

**SECTION VI. Penalties:**

Any person(s) who continues to be in violation of the provisions of this ordinance, after being duly notified, shall be subject to a fine not to exceed (**insert amount**).

**SECTION VII. Effective date:**

This Ordinance shall be in full force and effect from and after its adoption and any publication as may be required by law.

ALL OF WHICH IS ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, by the \_\_\_\_\_.

## **STORMWATER CONTROL ORDINANCE**

### **Section 1: Purpose**

#### **A. Policy Statement**

Flood control, groundwater recharge, and pollutant reduction through nonstructural or low impact techniques shall be explored before relying on structural BMPs. Structural BMPs should be integrated with nonstructural stormwater management measures and proper maintenance plans. Nonstructural measures include both environmentally sensitive site design and source controls that prevent pollutants from being placed on the site. Source control plans should be developed based upon physical site conditions and the origin, nature and the anticipated loading of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

#### **B. Purpose**

It is the purpose of this ordinance to establish minimum stormwater management requirements and controls for major development.

#### **C. Applicability**

This ordinance shall be applicable to any site plan or subdivision that requires preliminary or final site plan review.

#### **D. Compatibility with Other Permit and Ordinance Requirements**

Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals under the subdivision and site plan review process and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. This ordinance is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of laws except that, where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

### **Section 2: General Standards**

#### **A. Design and Performance Standards for Stormwater Management Measures**

1. Stormwater management measures for major development shall be developed to meet the erosion control, groundwater recharge, stormwater runoff quantity, and stormwater runoff quality standards in this section. To the maximum extent feasible, these standards shall be met by incorporating nonstructural stormwater management strategies into the design. If these strategies alone are not sufficient to meet these standards, structural stormwater management measures necessary to meet these standards shall be incorporated into the design.

2. The standards in this ordinance apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or Water quality Management Plan adopted in accordance with Department rules. Such alternative standards shall provide at least as much protection from stormwater-related loss of groundwater recharge, stormwater quantity and water quality impacts of major development projects as would be provided under the standards in this subchapter.

3. For site improvements regulated under the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21, the RSIS shall apply in addition to this section except to the extent the RSIS are superseded by this section or alternative standards applicable under a regional stormwater management plan or Water Quality Management Plan adopted in accordance with Department rules.

### **Section 3: Stormwater Management Requirements for Major Development**

A. The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development.

B. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlenbergi* (bog turtle).

C. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements at Sections 3.F and 3.G:

1. The construction of an underground utility line provided that the disturbed areas are revegetated upon completion;



2. The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable; and

3. The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.

D. A waiver from strict compliance from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements at Sections 3.F and 3.G may be obtained for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:

1. The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;

2. The applicant demonstrates through an alternatives analysis, that through the use of nonstructural and structural stormwater management strategies and measures, the option selected complies with the requirements of Sections 3.F and 3.G to the maximum extent practicable;

3. The applicant demonstrates that, in order to meet the requirements at Sections 3.F and 3.G, existing structures currently in use, such as homes and buildings would need to be condemned; and

4. The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under D.3 above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate for requirements of Sections 3.F and 3.G that were not achievable on-site.

#### E. Nonstructural Stormwater Management Strategies

1. To the maximum extent practicable, the standards in 3.F and 3.G shall be met by incorporating nonstructural stormwater management strategies at 3.E into the design. The applicant shall identify the nonstructural measures incorporated into the design of the project. If the applicant contends that it is not feasible for engineering, environmental, or safety reasons to incorporate any nonstructural stormwater management measures identified in 3.E.2 below into the design of a particular project, the applicant shall identify the strategy considered and provide a basis for the contention.

2. Nonstructural stormwater management measures incorporated into site design shall:

a. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;

- b. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;
  - c. Maximize the protection of natural drainage features and vegetation;
  - d. Minimize the decrease in the “time of concentration” from pre-construction to post construction. “Time of concentration” is defined as the time it takes for runoff to travel from the hydraulically most distant point of the watershed to the point of interest within a watershed;
  - e. Minimize land disturbance including clearing and grading;
  - f. Minimize soil compaction;
  - g. Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides;
  - h. Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas;
  - i. Provide other source controls to prevent or minimize the use or exposure of pollutants at the site in order to prevent or minimize the release of those pollutants into stormwater runoff. These source controls include, but are not limited to:
    - (1) Site design features that help to prevent accumulation of trash and debris in drainage systems;
    - (2) Site design features that help to prevent discharge of trash and debris from drainage system;
    - (3) Site design features that help to prevent and/or contain spills or other harmful accumulations of pollutants at industrial or commercial developments; and
    - (4) When establishing vegetation after land disturbance, applying fertilizer in accordance with the requirements established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq. and implementing rules.
3. Any land area used as a nonstructural stormwater management measure to meet the performance standards in Sections 3.F and 3.G shall be dedicated to a government agency, subjected to a conservation restriction filed with the appropriate County Clerk’s office, or subject to an approved equivalent restriction that ensures that measure or an equivalent stormwater management measure approved by the reviewing agency is maintained in perpetuity.
4. Guidance for nonstructural stormwater management measures is available in the New Jersey Stormwater Best Management Practices Manual. The manual is available on the Department of Environmental Protection’s stormwater web page at <http://www.njstormwater.org>.

## F. Erosion Control, Groundwater Recharge and Runoff Quantity Standards

1. This section contains minimum design and performance standards to control erosion, encourage and control infiltration and groundwater recharge, and control stormwater runoff quantity impacts of major development.

a. The minimum design and performance standards for erosion control are those established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq. and implementing rules.

b. The minimum design and performance standards for groundwater recharge are as follows:

(1) The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at Section 4, either:

(a) Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100% of the average annual pre-construction groundwater recharge volume for the site; or

(b) Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the 2-year storm is infiltrated.

(2) This groundwater recharge requirement does not apply to projects within the “urban redevelopment” area, or projects subject to (3) below.

(3) The following types of stormwater shall not be recharged:

(a) Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than “reportable quantities” as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and

(b) Industrial stormwater exposed to “source material”. “Source material” means any material(s) or machinery, located at an industrial facility that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

(4) The design engineer shall assess the hydraulic impact on the groundwater table and design the site so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table so as to cause surficial ponding, flooding of basements, or interference with the

proper operation of subsurface sewage disposal systems and other subsurface structures in the vicinity or down gradient of the groundwater recharge area.

c. In order to control stormwater runoff quantity impacts the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section 4, complete one of the following:

(1) Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2, 10, and 100 year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;

(2) Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2, 10, and 100 year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;

(3) Design stormwater management measures so that the post-construction peak runoff rates for the 2, 10 and 100 year storm events are 50, 75 and 80 percent, respectively, of the preconstruction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed. The percentages shall not be applied to post-construction stormwater runoff into tidal flood hazard areas if the increased volume of stormwater runoff will not increase flood damages below the point of discharge; or

(4) In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with 1, 2 and 3 above shall only be applied if the increased volume of stormwater runoff could increase flood damages below the point of discharge.

2. Any application for a new agricultural development that meets the definition of major development at Section 12 shall be submitted to the appropriate Soil Conservation District for review and approval in accordance with the requirements of this section and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For the purposes of this section, "agricultural development" means land uses normally associated with the production of food, fiber and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacturing of agriculturally related products.

#### G. Stormwater Runoff Quality Standards

1. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff by 80 percent of the anticipated load from the developed site, expressed as an annual average. Stormwater management measures shall only be required for water quality control if an

additional ¼ acre of impervious surface is being proposed on a development site. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollution Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. The water quality design storm is 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 1. The calculation of the volume of runoff may take into account the implementation of non-structural and structural stormwater management measures.

**Table 1: Water Quality Design Storm Distribution**

<b>Time (Minutes)</b>	<b>Cumulative Rainfall (Inches)</b>	<b>Time (Minutes)</b>	<b>Cumulative Rainfall (Inches)</b>
0	0.0000	65	0.8917
5	0.0083	70	0.9917
10	0.0166	75	1.0500
15	0.0250	80	1.0840
20	0.0500	85	1.1170
25	0.0750	90	1.1500
30	0.1000	95	1.1750
35	0.1330	100	1.2000
40	0.1660	105	1.2250
45	0.2000	110	1.2334
50	0.2583	115	1.2417
55	0.3583	120	1.2500
60	0.6250		

2. For purposes of TSS reduction calculations, Table 2 below presents the presumed removal rates for certain BMPs designed in accordance with the New Jersey Stormwater Best Management Practices Manual. The BMP Manual may be obtained from the address identified in Section 6, or found on the Department’s website at [www.njstormwater.org](http://www.njstormwater.org). The BMP Manual and other sources of technical guidance are listed in Section 6. TSS reduction shall be calculated based on the removal rates for the BMPs in table 2 below. Alternative removal rates and methods of calculating removal rates may be used if the design engineer provides documentation demonstrating the capability of these alternative rates and methods to the City and the City approves it.

3. If more than one BMP in series is necessary to achieve the required 80% TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS

reduction:

$$R=A+B-(AXB)/100$$

Where

R=total TSS percent load removal from application of both BMPs, and

A=the TSS percent removal rate applicable to the first BMP

B=the TSS percent removal rate applicable to the second BMP

**Table 2: TSS Removal Rates for BMPs**

<b>Best Management Practice</b>	<b>TSS % Removal Rate</b>
Bioretention Systems	90
Constructed Stormwater Wetland	90
Extended Detention Basin	40-60
Infiltration Structure	80
Manufactured Treatment Device	See Section 6.C
Sand Filter	80
Vegetative Filter Strip	60-80
Wet Pond	50-90

4. If there is more than one onsite drainage area, the 80% TSS removal rate shall apply to each drainage area, unless the runoff from the subareas converge on site in which case the removal rate can be demonstrated through a calculation using a weighted average.

5. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include nonstructural strategies and structural measures that optimize nutrient removal while still achieving the performance standards in Sections 3.F and 3.G.

6. Additional information and examples are contained in the New Jersey Stormwater Best Management Practices Manual, which may be obtained from the address identified in Section 6.

7. In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.

8. Special water resource protection areas shall be established along all waters designated Category One at N.J.A.C. 7:9B and perennial or intermittent streams that drain into or upstream of the Category One waters as shown on the USGS Quadrangle Maps or in the County Soil Surveys, within the associated HUC14 drainage. These areas shall be established for the protection of water quality, aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, and exceptional fisheries significance of those established Category One waters. These areas shall be designated and protected as follows:

a. The applicant shall preserve and maintain a special water resource protection area in accordance with one of the following:

(1) A 300-foot special water resource protection area shall be provided on each side of the waterway, measured perpendicular to the waterway from the top of the bank outwards or from the centerline of the waterway where the bank is not defined, consisting of existing vegetation or vegetation allowed to follow natural succession is provided.

(2) Encroachment within the designated special water resource protection area under Subsection (1) above shall only be allowed where previous development or disturbance has occurred (for example, active agricultural use, parking area or maintained lawn area). The encroachment shall only be allowed where applicant demonstrates that the functional value and overall condition of the special water resource protection area will be maintained to the maximum extent practicable. In no case shall the remaining special water resource protection area be reduced to less than 150 feet as measured perpendicular to the

top of bank of the waterway or centerline of the waterway where the bank is undefined. All encroachments proposed under this subparagraph shall be subject to review and approval by the Department.

b. All stormwater shall be discharged outside of and flow through the special water resource protection area and shall comply with the Standard For Off-Site Stability in the "Standards for Soil Erosion and Sediment Control in New Jersey", established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq.

c. If stormwater discharged outside of and flowing through the special water resource protection area cannot comply with the Standard For Off-Site Stability in the "Standards for Soil Erosion and Sediment Control in New Jersey", established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq., then the stabilization measures in accordance with the requirements of the above standards may be placed

within the special water resource protection area, provided that:

- (1) Stabilization measures shall not be placed within 150 feet of the Category One waterway;
- (2) Stormwater associated with discharges allowed by this section shall achieve a 95% TSS postconstruction removal rate;
- (3) Temperature shall be addressed to ensure no impact on receiving waterway;
- (4) The encroachment shall only be allowed where the applicant demonstrates that the functional value and overall condition of the special water resource protection area will be maintained to the maximum extent practicable;
- (5) A conceptual project design meeting shall be held with the appropriate Department staff and Soil Conservation District staff to identify necessary stabilization measures; and
- (6) All encroachments proposed under this section shall be subject to review and approval by the Department.

d. A stream corridor protection plan may be developed by a regional stormwater management planning committee as an element of a regional stormwater management plan, or by a municipality through an adopted municipal stormwater management plan. If a stream corridor protection plan for a waterway subject to Section 2.G (8) has been approved by the Department of Environmental Protection, then the provisions of the plan shall be the applicable special water resource protection area requirements for that waterway. A stream corridor protection plan for a waterway subject to G.8 shall maintain or enhance the current functional value and overall condition of the special water resource protection area as defined in G.8.a.(1) above. In no case shall a stream corridor protection plan allow the reduction of the Special Water Resource Protection Area to less than 150 feet as measured perpendicular to the waterway subject to this subsection.

e. This subsection does not apply to the construction of one individual single family dwelling that is not part of a larger development on a lot receiving preliminary or final subdivision approval on or before February 2, 2004, provided that the construction begins February 2, 2009.

#### **Section 4: Calculation of Stormwater Runoff and Groundwater Recharge**

A. Stormwater runoff shall be calculated in accordance with the following:

1. The design engineer shall calculate runoff using one of the following methods:

a. The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in the NRCS National Engineering Handbook Section 4 – Hydrology and Technical Release 55 – Urban Hydrology for Small Watersheds; or

b. The Rational Method for peak flow and the Modified Rational Method for hydrograph



computations.

2. For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term “runoff coefficient” applies to both the NRCS methodology at Section 4.A.1.a and the Rational and Modified Rational Methods at Section 4.A.1.b. A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover have existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).

3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts that may reduce pre-construction stormwater runoff rates and volumes.

4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS Technical Release-55, Urban Hydrology for Small Watersheds and other methods may be employed.

5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

B. Groundwater recharge may be calculated in accordance with the following:

1. The New Jersey Geological Survey Geological Survey Report GSR-32 A Method for Evaluating Ground-Water Recharge areas in New Jersey, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at <http://www.state.nj.us/dep/njgs/>; or at New Jersey Geological Survey, 29 Arctic Parkway, P.O. Box 427 Trenton, New Jersey 08625-0427; (609) 984-6587.

## **Section 5: Standards for Structural Stormwater Management Measures**

A. Standards for structural stormwater management measures are as follows:

1. Structural stormwater management measures shall be designed to take into account the existing site conditions, including, for example, environmentally critical areas, wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability and texture; drainage area and drainage patterns; and the presence of

solution-prone carbonate rocks (limestone).

2. Structural stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure as appropriate, and shall have parallel bars with one-inch (1") spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third (1/3) the width of the diameter of the orifice or one-third (1/3) the width of the weir, with a minimum spacing between bars of one-inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of Section 7.D.

3. Structural stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement.

4. At the intake to the outlet from the stormwater management basin, the orifice size shall be a minimum of two and one-half inches in diameter.

5. Stormwater management basins shall be designed to meet the minimum safety standards for stormwater management basins at Section 7.

B. Stormwater management measure guidelines are available in the New Jersey Stormwater Best Management Practices Manual. Other stormwater management measures may be utilized provided the design engineer demonstrates that the proposed measure and its design will accomplish the required water quantity, groundwater recharge and water quality design and performance standards established by this subchapter.

C. Manufactured treatment devices may be used to meet the requirements of this subchapter provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department.

## **Section 6: Sources for Technical Guidance**

A. Technical guidance for stormwater management measures can be found in the documents listed at 1 and 2 below, which are available from Maps and Publications, Department of Environmental Protection, 428 East State Street, P.O. Box 420, Trenton, New Jersey 08625; telephone (609) 777-1038.

1. Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended. Information is provided

on stormwater management measures such as: bioretention systems, constructed stormwater wetlands, dry wells, extended detention basins, infiltration structures, manufactured treatment devices, pervious paving, sand filters, vegetative filter strips, and wet ponds.

2. The New Jersey Department of Environmental Protection Stormwater Management Facilities Maintenance Manual, as amended.

B. Additional technical guidance for stormwater management measures can be obtained from the following:

1. The “Standards for Soil Erosion and Sediment Control in New Jersey” promulgated by the State Soil Conservation Committee and incorporated into N.J.A.C. 2:90. Copies of these standards may be obtained by contacting the State Soil Conservation Committee or any of the Soil Conservation Districts listed in N.J.A.C. 2:90-1.3(a) 4. The location, address, and telephone number of each Soil Conservation District may be obtained from the State Soil Conservation Committee, P.O. Box 330, Trenton, New Jersey 08625; (609) 292-5540;

2. The Rutgers Cooperative Extension Service, 732-932-9306; and

3. The Soil Conservation districts listed in N.J.A.C. 2:90-1.3(a) 4. The location, address, and telephone number of each Soil Conservation District may be obtained from the State Soil Conservation Committee, P.O. Box 330, Trenton, New Jersey, 08625, (609) 292-5540.

## **Section 7: Safety Standards for Stormwater Management Basins**

A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management basins. This subchapter applies to any new stormwater management basin.

B. The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management basins.

C. Requirements for Trash Racks, Overflow Grates and Escape Provisions

1. A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the stormwater management basin to ensure proper functioning of the basin outlets in accordance with the following:

a. The trash rack shall have parallel bars, with no greater than six inch spacing between the bars.

b. The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure.

c. The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack.

d. The trash rack shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 lbs/ft sq.

2. An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:

a. The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.

b. The overflow grate spacing shall be no less than two inches across the smallest dimension.

c. The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 lbs/ft sq.

3. For purposes of this subsection, escape provisions means the permanent installation of ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management basins. Stormwater management basins shall include escape provisions as follows:

a. If a stormwater management basin has an outlet structure, escape provisions shall be incorporated in or on the structure. With the prior approval of the reviewing agency identified in Section 7.D a freestanding outlet structure may be exempted from this requirement.

b. Safety ledges shall be constructed on the slopes of all new stormwater management basins having a permanent pool of water deeper than two and one-half feet. Such safety ledges shall be comprised of two steps. Each step shall be four to six feet in width. One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See Section 7.E for an illustration of safety ledges in a stormwater management basin.

c. In new stormwater management basins, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than 3 horizontal to 1 vertical.

#### D. Variance or Exemption from Safety Standards

1. A variance or exemption from the safety standards for stormwater management basins may be granted only upon a written finding by the appropriate reviewing agency (municipality, county or Department) that the variance or exemption will not constitute a threat to public safety.

#### E. Illustration of Safety Ledges in a New Stormwater Management Basin

**Drawing should be pasted here**

## **Section 8: Requirements for a Site Development Stormwater Plan**

### **A. Submission of Site development Stormwater Plan**

1. Whenever an applicant seeks municipal approval of a development subject to this ordinance, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at 8.C below as part of the submission of the applicant's application for subdivision or site plan approval.
2. The applicant shall demonstrate that the project meets the standards set forth in this ordinance.
3. The applicant shall submit (specify number) copies of the materials listed in the checklist for site development stormwater plans in accordance with Section 8.C of this ordinance.

### **B. Site Development Stormwater Plan Approval**

The applicant's Site Development project shall be reviewed as a part of the subdivision or site plan review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the engineer retained by the Planning and/or Zoning Board (as appropriate) to determine if all the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this ordinance.

### **C. Checklist Requirements**

The following information shall be required:

#### **1. Topographic Base Map**

The reviewing engineer may require upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 2-foot contour intervals. The map as appropriate may indicate the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category 1 water, wetlands and flood plains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and manmade features not otherwise shown.

#### **2. Environmental Site Analysis**

A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

### 3. Project Description and Site Plan(s)

A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high ground water elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.

### 4. Land Use Planning and Source Control Plan

This plan shall provide a demonstration of how the goals and standards of Sections 2 through 5 are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

### 5. Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

- a. Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details for the proposed plan to control and dispose of stormwater.
- b. Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.
- c. Drainage area map showing proposed Stormwater management facilities.

### 6. Calculations

- a. Comprehensive hydrologic and hydraulic design calculations for the pre-development and post- development conditions for the design storms specified in Section 3 of this ordinance.
- b. When the proposed stormwater management control measures (e.g. infiltration basins) depends on the hydrologic properties of soils, then a soils report shall be

submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure.

## 7. Maintenance and Repair Plan

The design and planning of the stormwater management facility shall meet the maintenance requirements of Section 9.

## 8. Waiver from Submission Requirements

The city official or board reviewing an application under this ordinance may, in consultation with the municipal engineer, waive submission of any of the requirements in Sections 8.C.1 through 8.C.6 of this ordinance when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

## **Section 9: Maintenance and Repair**

### A. Applicability

1. Projects subject to review as in Section 1.C of this ordinance shall comply with the requirements of Section 9.B and 9.C.

### B. General Maintenance

1. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of a major development.

2. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). Maintenance guidelines for stormwater management measures are available in the New Jersey Stormwater Best Management Practices Manual. If the maintenance plan identifies a person other than the developer (for example, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's agreement to assume this responsibility, or of the developer's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.

3. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project.

4. If the person responsible for maintenance identified under Section 9.B.2 above is not a public agency, the maintenance plan and any future revisions based on Section 9.B.7 below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.

5. Preventative and corrective maintenance shall be performed to maintain the function of the stormwater management measure, including repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation and repair or replacement of nonvegetated linings.

6. The person responsible for maintenance identified under Section 9.B.2 above shall maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders.

7. The person responsible for maintenance identified under Section 9.B.2 above shall evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed.

8. The person responsible for maintenance identified under Section 9.B.2 above shall retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by Sections 9.B.6 and 9.B.7 above.

9. The requirements of Sections 9.B.3 and 9.B.4 do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency.

10. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have fourteen (14) days to effect maintenance and repair of the facility in a manner that is approved by the municipal engineer or his designee. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or County may immediately proceed to do so and shall bill the cost thereof to the responsible person.

Nothing in this section shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

### C. Penalties



Any responsible person who violates any portion or section of this ordinance shall be subject to the following penalties: **(City To Provide)**.

### **Section 10: Effective Date**

This ordinance shall take effect upon the approval by the county review agency, or sixth (60) days after submission to the county review agency if they fail to act.

### **Section 11: Severability**

If the provisions of any article, section, subsection, paragraph, subdivision, or clause of this ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this ordinance.

### **Section 12: Definitions**

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance it's most reasonable application.

“CAFRA Planning Map” means the geographic depiction of the boundaries for Coastal Planning Areas, CAFRA Centers, CAFRA Cores and CAFRA Nodes pursuant to N.J.A.C. 7:7E-5B.3. “CAFRA Centers, Cores or Nodes” means those areas within boundaries accepted by the Department pursuant to N.J.A.C. 7:8E-5B.

“Compaction” means the increase in soil bulk density.

“Core” means a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

“County review agency” means an agency designated by the County Board of Chosen Freeholders to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

“Department” means the New Jersey Department of Environmental Protection.

“Designated Center” means a State development and Redevelopment Plan Center as designated by the State Planning Commission such as urban, regional, town, village, or hamlet.

“Design engineer” means a person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission is required under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. In the case of development of agricultural lands, development means: any activity that requires a State permit; any activity reviewed by the County Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and municipal review of any activity not exempted by the Right to Farm act, N.J.S.A. 4:1C-1 et seq.

“Drainage area” means a geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving water body or to a particular point along a receiving water body.

“Environmentally constrained area” means the following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the Department’s Landscape Project as approved by the Department’s Endangered and Nongame Species Program.

“Environmentally critical areas” means an area or feature which is of significant environmental value, including but not limited to: stream corridors; natural heritage priority sites; habitat of endangered or threatened species; large areas of contiguous open space or upland forest: steep slopes; and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department’s Landscape Project as approved by the Department’s Endangered and Nongame Species Program.

“Empowerment Neighborhood” means a neighborhood designated by the Urban Coordinating Council “in consultation and conjunction with” the New Jersey Redevelopment Authority pursuant to N.J.S.A. 55:19-69.

“Erosion” means the detachment and movement of soil or rock fragments by water, wind, ice or gravity.

“Impervious surface” means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

“Infiltration” is the process by which water seeps into the soil from precipitation.

“Major development” means any “development” that provides for ultimately disturbing one or more acres of land or increasing impervious surface by one-quarter acre or more. Disturbance for the purpose of this rule is the placement of impervious surface

or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Projects undertaken by any government agency which otherwise meet the definition of “major development” but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. are also considered “major development.”

“Municipality” means any city, borough, town, township, or village.

“Node” means an area designated by the State Planning Commission concentrating facilities and activities which are not organized in compact form.

“Nutrient” means a chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

“Person” means any individual, corporation, company, partnership, firm, association, or political subdivision of this State and any state, interstate or federal agency.

“Pollutant” means any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance (except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. 2011 et seq.), thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, ground waters or surface waters of the State, or to a domestic treatment works.

“Pollutant” includes both hazardous and nonhazardous pollutants.

“Recharge” means the amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

“Sediment” means solid material, mineral or organic, that is in suspension, is being transported or has been moved from its site of origin by air, water or gravity as a product of erosion.

“Site” means the lot or lots upon which a major development is to occur or has occurred.

“Soil” means all unconsolidated mineral and organic material of any origin.

“State Development and Redevelopment Plan Metropolitan Planning Area (PA1)” means an area delineated on the State Plan Policy Map and adopted by the State Planning Commission that is intended to be the focus for much of the state’s future redevelopment and revitalization efforts.

“State Plan Policy Map” is defined as the geographic application of the State Development and Redevelopment Plan’s goals and statewide policies, and the official

map of these goals and policies.

“Stormwater” means water resulting from precipitation (including rain and snow) that runs off the land’s surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities.

“Stormwater runoff” means water flow on the surface of the ground or in storm sewers, resulting from precipitation.

“Stormwater management basin” means an excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management basin may either be normally dry (that is, a detention basin or infiltration basin), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

“Stormwater management measure” means any structural or nonstructural strategy, practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances.

“Tidal Flood Hazard Area” means a flood hazard area, which may be influenced by stormwater runoff from inland areas, but which is primarily caused by the Atlantic Ocean.

“Urban Coordinating Council Empowerment Neighborhood” means a neighborhood given priority access to state resources through the New Jersey Redevelopment Authority.

“Urban Enterprise Zones” means a zone designated by the New Jersey Enterprise Zone Authority pursuant to the New Jersey Urban Enterprise Zones Act, N.J.S.A. 52:27H-60 et. seq.

“Urban Redevelopment Area” is defined as previously developed portions of areas:

- (1) Delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1), Designated Centers, Cores or Nodes;
- (2) Designated as CAFRA Centers, Cores or Nodes;
- (3) Designated as Urban Enterprise Zones; and
- (4) Designated as Urban Coordinating Council Empowerment Neighborhoods.

“Waters of the State” means the ocean and its estuaries, all springs, streams, wetlands, and bodies of surface or ground water, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

“Wetlands” or “wetland” means an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

**Parking and Loading Requirements.**

- A. In all zoning districts, at the time any building or structure is erected, enlarged, or increased in capacity, there shall be provided off-street parking for automotive, bicycle and other vehicles and off-street loading facilities in accordance with the requirements set forth herein as well as the parking space requirements for the handicapped contained in PL 1975, Chapter 221 and the applicable provisions of the Americans With Disabilities Act of 1990 requiring parking spaces for the handicapped. All required parking and loading facilities shall be paved with an all weather impervious surface and shall be completed prior to the issuance of a Certificate of Occupancy. The construction, alteration, or enlargement of any public or private parking or loading area or of accesses to such area(s) shall require site plan approval by the Planning Board.
- B. Buildings and uses which existed on the effective date of this Ordinance are exempt from the provisions of this Article, unless said building or use shall be granted a variance for an enlargement or there is an increase in intensity of the existing structure, in which case the provisions of this Article shall apply as follows:
1. If the enlargement is of a value of less than twenty-five percent (25%) of the replacement value, parking and loading area requirements shall be at the discretion of the Zoning Officer/Administrative Officer.
  2. If the enlargement is of a value greater than twenty-five percent (25%) of the replacement value of the building, full compliance with this Article is required.
- C. Each permitted use shall provide an area for the orderly deposit and pickup of refuse which is concealed from adjacent residential properties. This area shall be visually screened by a decorative wall or fence and landscaping. The overall design shall be in architectural harmony with the principal building and shall not be located within buffer areas.

- D. All provisions and facilities for storage, other than the pickup of refuse, shall be contained within a principal building.
- E. Open parking areas and entrances and exits shall be adequately illuminated during night hours to aid in providing a safe environment for vehicular, bicycle and pedestrian movement. Lighting shall be arranged to limit spillage and glare to adjacent private and public properties. Luminaries shall be spaced to minimize shadows and avoid dark pockets.
- F. The following minimum number of parking spaces shall be provided for the uses specified per gross floor area unless otherwise indicated:

<u>Land or Building Use</u>	<u>Minimum Standards</u>
Academic and administrative buildings for educational institutions, other than places of public assembly.	1 space for every 1.5 persons of rated occupancy.
Assembly operations	1.25 spaces for each 1000 square feet of gross floor area.
Automobile repair services, gasoline stations	1 parking space for each gas pump island, plus 2 parking spaces for each working bay, plus 1 parking space for each employee on shift of largest employment.
Auto sales	1 space for each 300 square feet of gross showroom area and sales office.
Assembly hall, auditorium, theater, sports arenas, convention halls, places of worship or other similar place of public assemblage	1 space for every 1,000 square feet of gross floor area or 1 space for each 10 fixed seats, or where capacity cannot be determined by the number of fixed seats, 1 space for each 30 square feet of gross floor area available for patron use, whichever yields the maximum number of parking spaces.

Banks and other financial institutions	1 space for each 250 square feet of gross floor area devoted to patron use.
Baseball, football, soccer or basketball	5 spaces for each field or court.
Bar	1 space for each 2 seats.
Beauty & barber shops	Two (2) spaces per beauty and/or barber shop operator.
Bowling alley	4.5 spaces per lane, plus 1 space per employee on the largest work shift, plus 50% of the spaces otherwise required for accessory uses (i.e., bars, restaurants, gamerooms).
Bus terminals, railroad passenger stations	One (1) parking space per each four (4) seating accommodations for waiting passengers, plus one (1) parking space per each two (2) employees on shift of largest employment.
Car wash	10 spaces for each washing lane.
Cemetery	1 space for each 400 square feet of gross floor area.
Clubs	1 space for each 200 square feet of gross floor area.
Community center	At least 20 spaces plus spaces for offices as specified below.
Doctor/Dentist office in home	1 space for each 200 square feet of gross floor area, but not less than 6 spaces.



*Dwellings:*

Single-family detached	2 spaces/dwelling unit.
All other dwellings, except units for the elderly	1.25 spaces for 1 bedroom unit. 1.75 spaces for 2 bedroom unit. 2.00 spaces for 3 bedroom unit or a fraction thereof.
Units designed and intended for the elderly	1 space/dwelling unit, except where it can be demonstrated that other than automobile transit will be available, in which case this requirement may be reduced accordingly.
Fiduciary institutions	1 space for each 250 square feet of gross floor area.
Finishing operations	1 space for each 800 square feet of gross floor area.
Adult day cares, assisted living/residential care facilities, child care centers, nursing home	1 parking space for each 2 beds, plus 1 parking space for each 2 employees or staff members, including nurses, on shift of largest employment, plus 1 parking space per doctor.
Hospitals/health care facilities	1 parking space for each 2 beds, plus 1 parking space for each 2 employees or staff members, including nurses, on shift of largest employment, plus 1 parking space per doctor.
Art galleries, libraries, museums	1 parking space per each 4 seats in rooms for public assembly or 1 parking space for each 50 square feet of gross floor area for use by the public, whichever is greater, plus 1 parking space for each 2 employees on shift of largest employment.

Laundromats/dry cleaners	1 parking space for each 2 washing machines.
Stadium and sports arenas	1 parking space for each 4 seats, based on maximum seating capacity, plus 1 parking space for each 2 employees on shift of largest employment.
Nature centers, cultural centers, amphitheaters	1 space/5 people (total number of people based on capacity set by Fire Commissioner).
Fast food restaurants	1 space for each 3 seats plus 1 space for each 40 square feet of gross floor area, excluding the seating area.
Funeral homes, mortuaries	10 spaces plus 1 for each 50 square feet of gross floor area.
Furniture, appliance, hardware stores	1 space for each 400 square feet of gross floor area.
Golf courses (9 and 18 hole)	60 spaces per 9 holes, plus 1 space per employee on the largest shift, plus 50% of spaces otherwise required for any accessory uses (i.e., bars, restaurants).
Golf, par three	25 spaces per 9 holes, plus 1 space per employee on the largest shift.
Golf driving range	1 space per tee, plus 1 space per employee on the largest work shift.
Sports, health and fitness clubs	8.5 spaces per 1000 square feet of gross floor area.
Home occupation	Minimum 2 spaces, plus 2 spaces per employee.

Hotels, Motels	1 space for each 3 sleeping rooms and suites, plus 1 additional space for each 5 employees, plus such additional space as required by this section because of any supplementary parking-generating activities, such as bars, ballrooms, nightclub facilities and the like.
Institutional home	1 space for each 10 beds.
Industrial uses	1 space for each 2 employees on the shift of greatest employment or 2.1 spaces per 1000 square feet of gross floor area if employee count is unknown.
Library	1 space for each 300 square feet of gross floor area.
Lumberyard	1 space for each 5,000 square feet of yard area.
Manufacturing	1 space for each 800 square feet of gross floor area.
Medical center	1 space for each 150 square feet of gross floor area; minimum of 10 spaces.
Neighborhood convenience center	Same as shopping center.
Marina	2 spaces per boat slip.
Miniature golf	1 space per hole, plus 1 space per employee on the largest work shift.
Nightclub	1 space for each 3 seats.
Offices	1 space for each 300 square feet of gross floor area.

Outdoor theater	1 space per 3 patrons to the maximum capacity of the facility inclusive of both indoor, if any, and outdoor capability.
Pilot plants	1 space for each 800 square feet of gross floor area.
Pool (community)	1 space for each 15 square feet of water surface area.
Dormitories, fraternities, sorority house and other group housing	1 parking space per each 2 residents, plus 1 parking space per owner or operator; plus 1 parking space per employee; or 1 parking space for each 2 seats for membership meetings, whichever is greater, based on design capacity.
Receiving	1 space for each 5,000 square feet of gross floor area.
Research	2.5 spaces for each 1,000 square feet of gross floor area.
Restaurant, nightclubs and the like	The greater of 1 space for each 8 seats or 1 space for each 40 square feet of gross floor area devoted to patron drinking and dining use, plus 1 space for each 3 persons employed on the premises.
Recreation centers, clubs and service organizations	1 space for each 500 square feet of gross floor area plus 1 space for each 2 full time employees.
Retail and personal services	5 spaces per 1000 square feet of gross leasable area.

*Schools:*

Nursery, elementary, intermediate	1.5 spaces for each classroom, but not less than 1 per teacher and staff.
High school	0.23 spaces per student.
College	0.62 per student.
Small craft boat ramps	25 oversized spaces per ramp.
Self-service laundry	1 space for each 200 square feet of gross floor area.
Skating rink, ice or roller	1 space per 300 square feet of gross floor area.
Swimming pools	25 spaces for an Olympic-sized pool.
Shipping	1 space for each 5,000 square feet of gross floor area.
Shopping center, shopping malls	5.5 spaces for each 1,000 square feet of gross leasable floor area, excluding theaters.
Storage areas	1 space for each 5,000 square feet of gross floor area.
Tennis and handball courts	2 spaces for each court.
Theaters	1 space for each 8 public seats.
Veterinarian clinic	3 spaces per examination room.
Warehouse	.66 spaces per 1000 square feet of gross floor area.

Mixed uses	If 2 or more uses are conducted on 1 lot, the minimum required number of parking spaces shall be the aggregate of the required minimum number of parking spaces for each use, computed separately.
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All other uses not listed herein	Based on study to be prepared by owner or operator; number of spaces to be required determined according to: (a) type of use and estimated number of total trips generated during peak conditions (inbound and outbound); (b) estimated parking duration per vehicle trip turnover rates; (c) based on estimated number of trips generated and average parking duration per trip, calculate number of spaces required; (d) estimated number of employees – one (1) space to be provided for each two (2) employees based on shift of maximum employment.
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G. Stacking spaces provide the ability for vehicles to queue on site prior to receiving a service. A stacking space shall be a minimum of nine feet (9') in width and twenty feet (20') in depth and shall not be located within or interfere with any other circulation driveway, parking space, or maneuvering aisle. Stacking spaces shall be provided behind the vehicle bay door, middle of the service window, or middle of the service island, whichever is applicable. In all districts, at the time any building or structure is erected or altered, stacking spaces shall be provided in the number and manner set forth in the following list of property uses:

1. Automated Teller Machine (ATM): Three (3) stacking spaces.
2. Automobile Oil Change and Similar Establishments: Three (3) stacking spaces per bay.
3. Car Wash (Full Service): Six (6) stacking spaces per bay.

4. Car Wash (Self Service – Automated): Three (3) stacking spaces per bay.
5. Car Wash (Self Service – Open Bay): Two (2) stacking spaces per bay.
6. Car Wash (Self Service – Drying Areas and Vacuum Islands): Two (2) stacking spaces per drying area and/or vacuum island.
7. Dry Cleaning, Pharmacy, or Other Retail Establishments with a Drive-Thru: Three (3) stacking spaces for the first service window.
8. Financial Institution: Five (5) stacking spaces per window or service land.
9. Kiosk (with Food Service): Five (5) stacking spaces for first window, order board, or other stopping point.
10. Kiosk (without Food Service): Two (2) stacking spaces for the first window, order board, or other stopping point.
11. Restaurant with Drive-Thru: Five (5) stacking spaces for first window, order board, or other stopping point.

A single stacking space shall be provided after the final window, order board, or stopping point to allow vehicles to pull clear of the transaction area prior to entering an intersection on-site driveway or maneuvering aisle. Buildings and other structures shall be setback a minimum of ten feet (10') from the back of the curb of the intersecting driveway or maneuvering aisle to provide adequate visibility and to allow vehicles to safely exit drive-thru lanes and escape lanes prior to merging into intersecting driveways or maneuvering aisles.

An escape lane shall be provided for any use containing a drive-thru facility. An escape lane shall be nine feet (9') in width and shall provide access around the drive-thru facility. An escape lane may be part of a circulation aisle.

- H. When the application of a unit of measurement for parking space or loading space to a particular use or structure results in a fractional space, a space shall be required for each such fraction.
- I. In determining minimum parking space requirements for uses not covered in this Section, the Planning Board shall be guided by the number of persons expected to reside in, visit, or patronize the building or use; the anticipated percentage of residents, visitors, or patrons using various transportation modes; and the need for safe and convenient loading space for visitors or patrons and goods. The number of employees, where not clearly stipulated, shall be computed on the basis of persons to be employed, taking into consideration day, night, and seasonal variations. In all cases, minimum parking space requirements shall be in accordance with applicable provisions of the Americans With Disabilities Act of 1990.
- J. The required number of parking spaces may, in the discretion of the Planning Board, be reduced where the Planning Board finds that application of the above standards is not required in the interest of the residents, owners, tenants, and occupants of a development and their employees and that modification of the above standard is consistent with the interests of the entire City. Shared parking is encouraged between different land uses on a given lot, parcel, or within a development. The Board may require the applicant to utilize the Urban Land Institute's "Shared Parking Analysis" and/or another comparable approach if deemed appropriate for a given application or situation.
- K. Required parking spaces or loading berths may not be located on streets or access aisles or driveways. No areas specifically intended for parking or loading use may be located between the front building line and the street line unless otherwise specified in other sections of this Ordinance.
- L. All required parking spaces shall be on the same lot or tract of land as the building or use to which they are accessory unless the Planning Board or Zoning Board of Adjustment, as part of the site plan review, shall approve collective off-street parking facilities for two or more buildings or uses on contiguous lots. The total number



of spaces in such collective off-street parking facilities shall be not less than the sum of the spaces required for the individual uses, computed separately. Such approval shall be granted only subject to the submission of appropriate deed restrictions, acceptable to the Planning Board or Zoning Board Attorney, guaranteeing the availability of such facilities throughout the life of the buildings of uses to which they are proposed to be accessory.

M. Where it can be demonstrated, at the time of Planning Board or Zoning Board of Adjustment review, that the parking or loading area requirements of this Article are in excess of actual needs, the Planning Board or Zoning Board of Adjustment may permit a portion, not to exceed twenty-five percent (25%), of the proposed parking or loading areas to be appropriately graded and landscaped, but left unpaved. If, following construction, the experience with the actual operation of the proposed use should show the need for additional off-street parking or loading the applicant may request or the City Engineer may require such unpaved space to be paved.

N. The Planning Board or Zoning Board of Adjustment shall be authorized, in accordance to permit the incorporation of transit stops as a means of satisfying the otherwise applicable off-street parking standards, provided the following conditions are met:

1. The transit stop shall be designed to be a station or waiting area for transit riders, clearly identified as such, and open to the public at large;
2. The transit stop shall be designed as an integral part of the development project, with direct access to the station or waiting area from the development site;
3. The transit waiting area or platform shall be designed to accommodate passengers in a covered waiting area, with seating for a minimum of 8 persons, shall include internal lighting, and shall include other features which encourage the use of the facility, such as temperature control within the waiting area or the inclusion of food vendors;
4. The maximum reduction in the number of parking spaces

shall be no more than twenty percent (20%) of the total required spaces;

5. The Planning Board or Zoning Board of Adjustment shall request a report and recommendation from the Planning Division on the planning aspects, and the potential impacts of the proposed reduction in parking through the provision of a transit facility;
  6. The transit stop shall be maintained by the developer for the life of the development project.
- O. Minimum off-street parking and loading requirements as required by this Section may only be exceeded, where it can be demonstrated, at the time of Planning Board review, that such additional facilities are necessary for the actual operation of a proposed use. In such instances, the Planning Board may grant an increase in minimum spaces on a lot, provided that all other bulk and area requirements are met for the use in the zoning district in which it is located.
- P. Whenever after the date of this Ordinance there is a change in the number of employees or business visitors or in the lawful use of the premises or in any other unit of measurement specified herein and whenever such change creates a need for an increase in more than twenty percent (20%) of the number of off-street automobile parking spaces as determined by the requirements of this Section, additional off-street parking facilities shall be provided within a reasonable time on the basis of the adjusted needs. The provision of additional parking shall constitute an expansion of use and will in turn require site plan review and approval by the Planning Board.
- Q. The design of Parking Structures is important to reduce their visual impact. Structured parking shall be located behind buildings or away from the street edge wherever possible. If Parking Structures do occur along the sidewalk edge, retail or other commercial uses may be provided at street level and the parking structure shall be treated as an architecturally significant feature and made compatible with the architecture of the primary surrounding buildings. Protection from car headlights to adjacent properties

needs to be provided, especially if the adjacent use is residential. A short visual screen can address this issue.

- R. A variance and public notice shall be required if the proper number of parking spaces are not provided on a lot. If off-street parking requirements are not met as provided above, the developer or applicant must obtain approval of a parking space variance subject to the provisions of this Ordinance. If a variance is granted due to demonstrated hardship or other good and sufficient reasons, the applicant shall then make a cash contribution to the City for each required space not provided in order to develop a program of constructing public parking lots. The contribution shall be in an amount equal to the cost of providing the required minimum number of parking spaces, to be calculated by the City Engineer.
- S. No public or private parking area or access roads thereto shall be constructed, altered or added to in the City until there shall have been filed with the Planning Board an application for a building permit, which shall include a plan, in duplicate, drawn to scale, showing the actual dimensions of the lot or lots to be built upon, the exact size and location on the lot or lots of the building or structure and accessory buildings already existing or to be erected, and containing such other information as shall be deemed necessary by the Planning Board to determine conformity with the provisions of this Ordinance.
- T. Supplementary space requirements applying to motor vehicle parking and off-street loading:
  - 1. Collective provision of off-street parking and loading facilities to two or more buildings or uses located on adjacent lots is permitted to allow for the sharing of such facilities for commercial and multiple uses according to the following schedule:
    - a. For buildings or groups of uses of less than ten thousand (10,000) square feet, the total parking and loading facilities shall not be less than the sum of requirements for the various individual uses computed separately.

- b. Where the total area of nonresidential use is great than ten thousand (10,000) square feet but less than thirty thousand (30,000) square feet, the total number of parking spaces provided shall equal one car for every two hundred (200) square feet of building floor area. Additional parking shall be provided for residential uses built in conjunction with a center of this size and shall equal at least 1.5 spaces for each dwelling unit. Off-street loading facilities may be based on documented, actual use of facilities similar to the combined uses or the total as required if calculated as separate uses.
  - c. Where the total nonresidential use is greater than thirty thousand (30,000) square feet, the number of off-street parking spaces provided shall equal 5.5 cars for every one thousand (1,000) square feet of building floor area. Off-street loading facilities may be based on documented, actual usage of facilities similar to the combined uses or the total as required if calculated as separate uses.
- U. Every public or private off-street parking or loading area shall be maintained in good condition, free of hazards and deterioration. All paved areas, sidewalks, curbs, drainage facilities, lighting, bumpers, guardrails, markings, signs, bicycle parking devices, landscaping and other improvements shall be maintained in workable, safe and good condition. Further, the City Council may authorize repairs for such improvements if, after proper notice, the owner fails to maintain any improvements that are governed by a development or other similar agreement of it the said body finds that the resulting conditions constitute a public health and safety hazard.
- V. All off-street parking and loading areas including driveways shall be maintained with graded, dust-free surfaces that are well drained. All such off-street parking and loading space and necessary passageways and driveways giving access thereto, shall be maintained in a state of good repair, and the surface thereof shall be kept clear of ruts, potholes, protrusions, debris and other

vehicular or pedestrian hazards. Off-street parking spaces and/or driveways for all residential uses except multi-family developments may incorporate parking strips separated by gravel or grass as approved by the City Engineer. Turfblock may be used for off-street parking and loading areas if approved by the City Engineer.

- W. Off-street parking and loading facilities for separate uses may be provided jointly if the total number of spaces so provided is not less than the sum of the separate requirements for each use, provided that all regulations governing the location of accessory spaces in relation to the use served are adhered to.
- X. Parking areas, including all access ways and driveways, shall be smoothly paved with materials which do not produce dust or debris; are durable and all-weather; uniform in application and appearance; and does not permit the growth of vegetation. The choice of surfacing material is left to the property owner's discretion and Planning Board's approval, provided the above performance standards are met. Choices can include but are not limited to: bituminous asphalt, concrete, crushed stone, etc.
- Y. Parking areas shall be graded to ensure proper drainage.
- Z. In addition to the required facilities for passenger automobiles, facilities for the secure and convenient parking of bicycles shall be provided. The number of such bicycle spaces shall not be less than ten percent (10%) of the first one hundred (100) required automobile parking spaces as specified above plus two percent (2%) of any amount thereafter; provided, however, that should it be demonstrated that the proposed use of the development application will generate a greater need for bicycle parking than that provided for herein, the Planning Board may require a reasonable increase in bicycle parking spaces. Bicycle parking facilities shall be of such type and quantity so as to encourage and facilitate the use of the bicycle as a means of transportation by the employees and customers of the land or building.
- AA. Sidewalks between parking areas and principal structures, along aisles and driveways and wherever pedestrian traffic shall occur, shall be provided with a minimum width of five (5) feet of passable area and be raised six (6) inches or more above the parking area

except when crossing streets or driveways. At points of intersection between pedestrian and motorized lines of travel, and at other points where necessary to avoid abrupt changes in grade, a sidewalk shall slope gradually so as to provide an uninterrupted line of travel. Guard rails and wheel stops permanently anchored to the ground shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over sidewalk areas unless the sidewalk is at least six (6) feet wide.

**577-231**      **Parking and Loading Design Standards.**

- A.      General Design Principles.
  - 1.      Parking space allocations shall be oriented to specific buildings.
  - 2.      Parking areas may be designed to focus on major walkways which shall be marked.
  - 3.      All parking areas shall be provided with permanent and durable curbing or bumpers unless this requirement is waived by the Planning Board.
  - 4.      Where pedestrians must cross service roads or access roads to reach parking areas, crosswalks should be clearly designated by pavement markings and/or signs and be in accordance with applicable provisions of the Americans With Disabilities Act of 1990.
  - 5.      All parking and loading spaces and driveways shall be so arranged that cars and trucks may be turned on the lot so that it is not necessary to back into any street. Vehicles being repaired shall be screened from adjacent properties.
  - 6.      Any and all rules, guidelines, and/or directives established regarding parking, loading and unloading, and pedestrian and vehicular movement shall be in accordance with applicable provisions of the Americans With Disabilities Act of 1990.

B. Parking Design Principles.

1. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements set forth below. Compact car spaces may be permitted by the Planning Board only where the total number of spaces proposed to be provided exceeds fifty (50) and shall not exceed thirty percent (30%) of the total number required. If permitted, compact car parking spaces shall be clearly identified by markings and/or signage and shall be grouped in one or more locations rather than dispersed throughout the site.

- a. Minimum standard car spaces dimensional requirements.

Space Angle	Space Width (feet)	Space Depth (feet)	Aisle One-Way (feet)	Width Two-Way (feet)
90 degrees	9	18	24	24
60 degrees	9	18	18	24
45 degrees	9	18	13	24
30 degrees	9	18	13	24
Parallel to aisle	9	18.5	12	24

- b. Minimum compact car spaces dimensional requirements.

Space Angle	Space Width (feet)	Space Depth (feet)	Aisle One-Way (feet)	Width Two-Way (feet)
90 degrees	7.5	15	20	20
60 degrees	7.5	15	16	20
45 degrees	7.5	15	13	20
30 degrees	7.5	16	13	20
Parallel to aisle	7.5	16.5	12	20



c. Handicapped spaces.

Eight (8) feet minimum width with a five (5) foot minimum width access aisle by twenty (20) feet in length.

2. All parking spaces shall be identified by means of four (4) inch painted lines. Where possible, areas should be separated from roads or aisles by landscaped islands. All parking shall be curbed with permanent and durable curbing to confine cars without overhang or projection onto sidewalks, driveways, bicycle parking areas, planted areas or adjacent landscaped areas. Markings for designated handicapped parking spaces shall be in accordance with the provisions of the Americans With Disabilities Act of 1990.
3. A space which abuts a fixed object such as a wall or column whether within a structure or not, shall have a minimum width of ten (10) feet and minimum depth of twenty (20) feet.
4. Parking dimensions identified in B.1.a. and b. above shall not apply to parallel curb parking spaces, which shall measure no less than eight (8) feet in width and twenty-four (24) feet in length. The foregoing standards may be modified by the Planning Board upon the advice of the City Engineer.
5. Parking stalls, driveways and aisles shall be clearly marked and delineated. The Planning Board may require that certain areas be maintained for fire fighting or other emergency purposes, and these areas shall be appropriately designated.
6. Where pedestrians must cross service roads, access roads, or driveways to reach parking areas, crosswalks should be clearly designated by pavement markings and signs.
7. Guardrails or the equivalent and concrete wheel stops permanently anchored to the ground or concrete or Belgian block curbing shall be provided in appropriate locations.
8. Parking spaces may be reduced to sixteen (16) feet in length

where vehicles overhang landscaped or expanded pedestrian walkways by a minimum of two (2) feet, subject to Board approval. With the exception of preexisting painted parking spaces, all new parking spaces shall be delineated using hairpin striping. Each hairpin stripe separating adjacent parking spaces shall include two (2) parallel, four-inch-wide white traffic-painted stripes, placed two (2) feet apart straddling the imaginary line that defines each nine (9) foot wide parking space. All parking areas shall be provided with permanent and durable curbing to assist in orderly parking and separate pedestrian walkways from vehicular traffic, unless alternative treatment is warranted and approved by waiver, by the Board. If parking spaces, front wheel stops (staked, black rubber type only) or alternative treatment may be provided, subject to Board approval.

C. Loading Areas.

1. Every building of the type described below which is hereafter built, relocated or structurally altered to the extent of more than a fifty percent (50%) addition in floor area shall have off-street loading spaces in accordance with the following schedule:
  - a. A building whose dominant use is handling and selling of retail goods shall provide at least one (1) loading space if it has between twenty thousand (20,000) and forty thousand (40,000) square feet of floor area, and one (1) additional space for each additional sixty thousand (60,000) square feet.
  - b. A manufacturing, repair, wholesale or warehouse use shall provide at least one (1) loading berth if it has between ten thousand (10,000) and twenty thousand (20,000) square feet of floor area, and one (1) additional space for each additional forty thousand (40,000) square feet. A trucking terminal use shall provide one (1) loading berth if it has between ten thousand (10,000) and twenty thousand (20,000) square feet of floor area, and one (1) additional berth

for each additional twenty thousand (20,000) square feet.

- c. Other uses and buildings not listed above but having over ten thousand (10,000) square feet of floor area shall provide one (1) loading space. This includes but is not limited to offices, hotels, hospitals and mortuaries.
2. Any required loading area shall be paved. Each required loading berth shall be at least twelve (12) feet wide, fifty (50) feet long and fourteen (14) feet high. Any area used regularly for loading shall be so designed as to prevent the use thereof from hindering the free movement of vehicles and pedestrians on any street, alley, or sidewalk, or from preempting any required parking spaces.

Each required loading space shall be provided with unobstructed access to and from a street or alley, having a width of not less than ten (10) feet. Such access may be combined with access to a parking lot. No entrance or exit for any loading area or berth shall be located within fifty (50) feet of any street intersection. All required loading areas or berths shall be on the same lot as the use to which they are accessory and shall be so arranged as to permit the simultaneous use of all berths without blocking or otherwise interfering with the use of automobile accessways, parking facilities, fire lanes or sidewalks. No off-street loading area shall be located between the front building line and the street line unless otherwise specified in this ordinance. No off-street parking or loading area shall be located within five (5) feet of the street right-of-way line, and no loading area shall be permitted in a side yard. The surface of each loading area shall be of all-weather dustless materials. All required loading areas shall be on the same lot as the use served, but if such areas abut a residential district or use, they shall be suitably screened and/or fenced from view.

**577-232**     **Multi-Level Parking Structure (Garage) Design Standards.**

Garages shall conform to the following guidelines which apply to facades facing any street greater than fifty (50) feet in width:

- A.     Parked cars shall be screened from public view from every adjacent public way.
- B.     Garage entrances and exits shall be designed and located so as to minimize hazards to pedestrians.
- C.     Facades shall contain openings that, in their scale, size, and placement, are compatible with the same qualities of openings in surrounding buildings.
- D.     Facades shall contain articulations to achieve a sense of scale, rhythm, and texture.
- E.     The facade of the ground-level floor shall be differentiated from upper floors to establish the appearance of a base to the building. By way of example, this differentiation can be achieved through the use of several of the following techniques:
  - 1.     A taller ground floor.
  - 2.     A change in color.
  - 3.     A change in material.
  - 4.     A change in detailing.
  - 5.     Banding at the top of the ground floor.
  - 6.     Other architectural means.
- F.     The design of facades shall not reveal or imply sloping floor levels that may be behind the facade.
- G.     Facades shall be compatible with the design, materials, and overall character of surrounding buildings with regard to the scale, color

and texture of materials, form and massing, and design detailing.

**577-233**      **Maintenance of Parking and Loading Areas.**

- A.      Every parcel of land hereafter used as a public or private off-street parking or loading area shall be maintained in good condition, free of hazards and deterioration. All pavement areas, sidewalks, curbs, drainage facilities, lighting, bumpers, guardrails, markings, signs, bicycle parking devices, landscaping and other improvements shall be maintained in workable, safe and good condition.
  
- B.      All off-street parking and loading areas, including driveways, shall be maintained with graded, dust-free surfaces that are well drained, such as asphalt or porous pavement as approved by the City Engineer. All such off-street parking and loading space and necessary passageways and driveways giving access thereto shall be maintained in a state of good repair and the surface thereof shall be kept clear of ruts, potholes, protrusions, debris, and other vehicular or pedestrian hazards.
  
- C.      The City Council may authorize repairs for such improvements if, after proper notice, the owner fails to maintain such improvements and such conditions constitute a hazard to health and safety or where such improvements are governed by a development or other similar agreement.

**577-234**      **Bicycle Parking Standards.**

- A.      In addition to the required facilities for passenger automobiles, facilities for the secure and convenient parking of bicycles shall be required. The number of spaces and/or racks shall be determined by the Planning Board at the time of subdivision or site plan review.
  
- B.      Bicycle parking facilities shall be of such a type and quantity so as to encourage and facilitate the use of the bicycle as a means of transportation by the employees and customers of the proposed use requiring site plan approval.
  
- C.      Outdoor bicycle parking facilities shall be located in convenient locations close to building entrances or pedestrian walkways leading to building entrances. Such facilities shall be clearly marked, and separated from automobile access by either landscaping, raised curbs

or similar devices. Indoor bicycle parking facilities shall be provided in a secure and safe area.

- D. Bicycle access shall be combined with motor vehicle access where possible. Bicycle access driveways or aisles shall not contain hazards to the cyclists (i.e., parallel bar drainage grates, insufficient sight clearance at points of intersection, or insufficient lateral or vertical clearance or radii of curvature). In those cases where bicycle access is combined with motor vehicle access driveways to the site under review, the driveway shall be not less than fifteen (15) feet wide if one-way in direction, and thirty (30) feet if two-way in direction. In those cases where bicycle access is independent from motor vehicle access driveways to the site under review, the bicycle access drive shall be not less than four (4) feet wide of one-way in direction and eight (8) feet wide if two-way in direction. Access, egress and internal circulation shall be planned so as to minimize conflicts between automobiles, trucks, bicycles and pedestrians, both within the lot and on the adjacent street.
  
- E. Bicycle parking facilities shall be located close to major entrances to building's, or other areas they serve, in view of working personnel on-site or close to high activity areas to minimize chances of theft or vandalism. Parking facilities shall provide for padlock, chain or cable attachment and shall allow for both wheels and the frame of a bicycle to be secured to it with a standard six (6) foot cable or chain. Devices such as lockers or those that support the bicycle by its frame or handlebars shall be used rather than slotted concrete slab or vertical bar type racks or other devices that support the bicycle by a wheel and could cause damage to wheel rims. In any planned developments, higher density residential developments, for office and industrial uses, and for other uses involving regular daily access by defined groups of people or the parking of bicycles for periods of time generally in excess of three (3) hours, consideration should be given to sheltered parking facilities that provide protection for bicycles from direct sunlight and precipitation. For any uses for which twelve (12) or more employee bicycle parking spaces are required or provided, not less than twenty-five percent (25%) of the bicycle parking spaces shall be provided within wholly enclosed individually secured compartments or lockers, providing protection against theft, vandalism, and the weather for all or any part of any bicycle parked therein. The lockers shall be close to an entrance to the building they serve but need

neither be located at a major entrance to the building nor be in view of working personnel on site or close to high activity areas. In lieu of the lockers, the same number of bicycle parking spaces providing equivalent security and convenience may be provided within the building they serve.

**577-235**      **Vehicular Circulation**

A.      Driveway Design.

1.      The pavement design for all driveways is to meet the requirements of the intersecting road for the full distance within the right-of-way and extend 15 feet beyond into the subject parcel.
2.      A minimum of one (1) CBR result is required for each site plan. If appropriate paving design calculations (per the Asphalt Institute) and corresponding CBR test results are submitted, a reduction in the minimum required pavement section will be considered if justified for parking lots only.
3.      There shall be adequate provision for ingress and egress to all parking spaces. All entrance and exit driveways shall be located to afford maximum safety to traffic, provide for safe and convenient ingress and egress to and from the site, and to minimize conflict with the flow of traffic.
4.      Any exit driveway or driveway lane shall be so designed in profile and grading and located to provide the following minimum sight distance measured in each direction. The measurements shall be from the driver's seat of a vehicle standing on that portion of the exit driveway that is immediately outside the edge of the road right-of-way.



<u>Permitted Road Speed</u>	<u>Required Sight Distance in Feet</u>
25 MPH	150
30 MPH	200
35 MPH	250
40 MPH	300

5. Sight triangle easements shall be required at Intersections of a street with another street and at intersections of a street with a driveway providing ingress and/or egress to non-residential development. The sight triangle easement shall be in addition to the specified right-of-way width of a street and cartway width of a driveway and shall not contain any grading, planting, or structure more than thirty (30) inches above the center line of the street and/or driveway, except that street signs, fire hydrants, and light standards may be located within a sight triangle easement.
6. A change in the speed regulations shall not affect a building or use for which a construction or zoning permit has been issued. No driveway entrance or exit shall be located within fifty (50) feet of the point of tangency of the existing or proposed curb radius of any corner lot.
7. A driveway shall not be located within ten (10) feet of any side yard unless there is a common driveway for two (2) or more lots as approved by the Planning Board or Zoning Board of Adjustment.
8. No driveway entrance or exit shall be located within twenty-five (25) feet of a crosswalk.

9. No driveway entrance or exit driveway shall be located on, or within fifty (50) feet of the point of beginning of, any rotary, ramp or interchange.
10. Any development fronting on a street shall be provided with a single access to the street, where practicable. Where access is provided by more than one driveway from the same street, the driveways shall be located at least two hundred (200) feet apart.
11. Two-way driveways or one-way driveways permitting left turns onto the street shall intersect the road at an angle of as near ninety (90) degrees as site conditions will permit and in no case of less than sixty (60) degrees.
12. One-way driveways permitting a right turn only onto the street may not form an angle as small as forty-five (45) degrees with the street unless acceleration and deceleration lanes are provided.
13. The dimensions of driveways shall be designed to adequately accommodate the volume and character of vehicles anticipated daily onto the land development for which a site plan is prepared. Driveways serving large volumes of daily traffic or traffic of over fifteen percent (15%) truck traffic shall be required to utilize height to maximum dimensions. In single family residential zones, driveways and parking areas shall not exceed twenty (20) feet in width.
14. The City Engineer may require access to some parking areas to have acceleration and/or deceleration lanes in accordance with design criteria established by the American Association of State Highway and Transportation Officials Standards Manuals.
15. No access drive, driveway or other means of ingress and egress located in any residential zone shall provide access to uses that are prohibited in such zone.

16. Where two (2) or more driveways connect a single site to any one road, a minimum clear distance of fifty (50) feet measured along the right-of-way line shall separate the closest edges of any two (2) such driveways.
17. Bicycle access drives shall be not less than four (4) feet wide if used one-way and eight (8) feet wide if used for two-way operation. Bicycle access to a lot shall not be combined with pedestrian access, nor shall it be via a separate path parallel and adjacent to motor vehicle access. Bicycle access driveways shall be free of hazards to the cyclists (i.e. parallel bar drainage grates, insufficient sight clearance at points of intersection, or insufficient lateral or vertical clearance or radii of curvature).

B. Parking lot and driveway surfaces.

1. All parking lot and access drives shall be paved as specified below or with an equivalent as approved by the City Engineer. All parking areas and access road shall be suitably drained.

TRUCK AREAS:

2 inches of bituminous concrete wearing course I-5, 4 Inches of bituminous concrete base, I-2 and 6 inches of DGA, I-5 on compacted firm subgrade 95% proctor.

CARS ONLY AREAS:

2 inches of bituminous concrete wearing course I-5, 2 inches of bituminous concrete base, I-2 and 4 inches of DGA, I-5 on compacted firm subgrade 95% proctor

2. Access drives, loading areas and other areas subject to high density or heavy truck traffic shall be paved with not less than four (4) inches of bituminous stabilized base course and two (2) inches of fine aggregate bituminous concrete prepared and constructed in accordance with current specifications of the New Jersey Department of Transportation. All parking lots

shall be paved as follows: Truck areas: 2 inches of bituminous concrete wearing course I-5, 4 inches of bituminous concrete base, I-2 and 6 inches of DGA, I-5 on compacted firm subgrade 95% proctor. Cars only areas: 2 inches of bituminous concrete wearing course I-5, 2 inches of bituminous concrete base, I-2 and 4 inches of DGA, I-5 on compacted firm subgrade 95% proctor.

3. Parking lot areas which are unlikely to experience heavy traffic shall be paved with not less than three (3) inches of bituminous stabilized base course and one and one-half (1½) inches of fine aggregate bituminous concrete prepared and constructed in accordance with current specifications of the New Jersey Department of Transportation.
4. Soft or unstable subgrades shall be removed for a depth of not less than six (6) inches and a subbase of dense graded aggregate shall be installed.
5. Turfblock may be used for off-street parking and loading areas if approved by the City Engineer.

**577-236**      **Streets.**

Proposed streets and extensions of existing streets shall conform to the Master Plan or Official Map, and shall be designed and located to facilitate orderly circulation patterns, assure emergency access and provide for future connections to adjoining properties in accordance with the following standards:

- A. The arrangements of streets shall be such as to provide for their extension. Local streets shall not be made continuous or be so aligned that one subdivision adds to the traffic generated by a street in another subdivision. Through traffic shall be discouraged.
- B. In any major subdivision, it shall be the duty of the Planning Board to classify proposed streets according to their types. The Planning Board, in making its decisions, shall refer to the Master Plan and

shall consider conditions within the subdivision and surrounding area.

- C. Subdivisions abutting streets may require a service road or reverse frontage with a buffer strip for planting or some other means of separation of through and local traffic as the Planning Board may determine appropriate.
- D. Where a subdivision borders on or contains a railroad right-of-way, the Planning Board may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.
- E. The right-of-way width for internal roads and alleys in residential, multifamily, commercial and industrial development shall be determined on an individual basis and shall, in all cases, be of sufficient width and design to safely accommodate the maximum traffic, parking and loading needs and maximum access for fire-fighting equipment.
- F. No subdivision showing reserve strips controlling access to streets shall be approved, except where the control and disposal of land comprising such strips has been approved by the Planning Board.
- G. Subdivisions that adjoin or include existing streets that do not conform to widths as shown on the Master Plan or Official Map or the street width requirements of this article shall dedicate additional width along either one (1) or both sides of said road. If the subdivision is along one (1) side only, one-half ( $\frac{1}{2}$ ) of the required extra width shall be dedicated.
- H. The Planning Board may deem any extension of a temporary cul-de-sac street to be a local street for the purposes of classification.

- I. When a subdivision abuts on existing streets, the street shall be widened, if necessary, and improved to conform to the standards set forth in this Ordinance.

**577-237 Street Design Standards.**

- A. Grades of streets shall not exceed four percent (4%). Grades on other streets shall not exceed ten percent (10%). No street shall have a minimum grade of less than one-half of one percent ( $\frac{1}{2}$  of 1%).
- B. All changes in grade shall be connected by vertical curves of sufficient length to provide a smooth transition and proper site distance and drainage as determined by the City Engineer.
- C. The maximum length of a cul-de-sac shall be six hundred (600) feet to the turning circle. This distance may be increased to eight hundred (800) feet if it serves no more than twenty (20) dwelling units or uses generating equivalent traffic and if an emergency vehicular access and pedestrian walkway of at least ten (10) feet in width is provided from the head of the cul-de-sac to an adjacent street. The length of the cul-de-sac shall be measured along its center line from the center line of the intersecting street to the center of the circle at the end of the cul-de-sac.
- D. Each cul-de-sac shall provide a turnaround at the end with a minimum radius of fifty (50) feet to the outside edge of the cartway or curb line and sixty (60) feet to the outside edge of the right-of way.
- E. In any development the street system shall be integrated with the existing network of streets so that there are at least two points of access. When such a development is to be developed in sections, each section shall provide two points of access, one of which may be temporary.
- F. No street shall have a name which will duplicate, or so nearly duplicate as to be confused with, the names of existing streets in the city or its vicinity. The continuation of an existing street shall have the same name. The Planning Board shall reserve the right

to approve or name streets within a proposed subdivision. All house identification numbers shall be seen clearly from the street.

G. Minimum roadway construction:

1. Major streets shall be constructed for their full width with a four-inch compacted depth stone subbase, using soil aggregate Type 5, Class A, quarry process stone, if needed; six-inch (6") dense graded aggregate; three-inch (3") compacted depth bituminous concrete, Type FABC-2 surface course. All City streets or streets to be dedicated to the City shall be 2 inches of wearing course, I-5, 6 inches of bituminous concrete base I-2; and 6 inches DGA, I-5 on a firm compacted subgrade of 95% proctor.
2. Local streets and cul-de-sac streets shall be constructed for their full width with a four-inch compacted depth stone subbase, using soil aggregate Type 5, Class A, quarry process stone; four-inch compacted depth bituminous stabilized base course, stone mix; two-inch (2") compacted depth bituminous concrete, Type FABC-2 surface course.
3. All of the above construction shall be in accordance with the current New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction and supplements thereto on file in the City Engineer's office.

H. Street jogs with center-line offsets of less than one hundred twenty-five (125) feet shall be prohibited.

I. A tangent at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets.

J. When connecting street lines deflect from each other at any one (1) point by more than ten degrees (10) and not more than forty-five (45) degrees, they shall be connected by a curve with a radius of not less than one hundred (100) feet for minor streets and three hundred (300) feet for arterial and collector streets.

- A. Planning Board referral for street or alleyway vacation review is required before any street or alleyway may be vacated and/or restricted in any manner, including but not limited to the erection of a structure on the site and/or the fenced enclosure of the site.
- B. The applicant shall submit the completed application to the Division of Planning and Zoning. If the application is incomplete, the applicant shall be notified by the Division of Planning and Zoning within forty-five (45) days.
- C. A complete application for a vacation shall consist of the following:
  - 1. A properly completed vacation application.
  - 2. The required fee of two hundred fifty dollars (\$250.), plus a fee of one hundred dollars (\$100.) for each additional vacation of right-of-way.
  - 3. A map indicating the area of proposed vacation.
- D. In addition, one hundred fifty dollars (\$150.) shall be deposited with the City Clerk for the cost of publication of the vacation ordinance.
- E. The Division of Planning and Zoning shall distribute the vacation application for review and report to the following:
  - 1. The Division of Planning and Zoning.
  - 2. The Office of the Engineer.
  - 3. The Planning Board.
  - 4. The Department of Police.
  - 5. The Department of Fire.
  - 6. All public utilities, including telephone, cable and electric and gas.



- F. In addition, the Division of Planning and Zoning will send the vacation application to the Camden County Office of Land Development and Review prior to the applicant's appearance before the Planning Board.
- G. When reviewing a street vacation application, the Planning Board will consider the comments offered by the above parties. In addition, the Planning Board will consider any community comment which might be made at the Planning Board hearing.
- H. Prior to appearance before the Planning Board, the applicant must notify all property owners within a two-hundred-foot radius of the proposed vacation.
- I. Ten (10) days prior to the Planning Board hearing, the applicant shall place an advertisement in the local newspaper.
- J. The Planning Board shall review the vacation application and make a recommendation of denial or approval to City Council. City Council shall make all final determinations.

**577-239**

**Street Intersections.**

- A. The intersections of two (2) streets shall be as nearly at right angles as is possible, and in no case shall be less than sixty (60) degrees. The block corners at intersections shall be rounded at the curb line with a curve having a radius of not less than twenty (20) feet.
- B. At all street corners, the areas bounded by the right-of-way lines and a straight line connecting sight points on street center lines which are the following distances from the intersection of the center lines shall be dedicated as sight triangles.
- C. No fences or any other obstruction, nor any planting exceeding twenty-four (24) inches in height as measured above the elevation of the center line of the road may be placed in any such sight triangle.
- D. The Planning Board may require street widening or other street

improvements, including acceleration and deceleration lanes and concrete curbs, to assure safe ingress and egress and to achieve the following wherever possible:

Legal Speed Limit (mph)	Acceleration Lanes		Deceleration Lanes	
	Full Length + (feet)	Length of Taper (feet)	Full Length + (feet)	Length of Taper (feet)
25	100	50	150	50
35	200	75	200	75
40	300	75	200	75

**577-240 Street Signs.**

Street signs shall be of the type, design and standard acceptable to the Planning Board. The location of the street signs shall be determined by the Board, but there shall be at least two (2) street signs furnished at each intersection. All signs shall be installed free of visual obstruction.

**577-241 Sidewalks and Pathways.**

- A. Except as specified hereinafter, sidewalks shall be required on both sides of all streets or as stipulated in the adopted Master Plan and as further required by the Planning Board. Additionally, sidewalks shall be required in nonresidential developments at the discretion of the Board depending upon the probable volume of pedestrian traffic, the development's location in relation to other populated areas and the general type of improvement intended.
- B. When, in the determination of the Planning Board or Zoning Board

of Adjustment, an applicant's request for relief from the requirement set forth in this section is not inimical to the public interest and public safety, the Board may permit the applicant to make a contribution to a sidewalk fund in lieu of compliance with this section. The fund created shall be used solely for the purpose of construction of sidewalks, aprons and pedestrian ways in the City and for associated costs. The contribution to be made by an applicant in accordance with this section shall be in an amount equal to the City Engineer's estimate of the cost of compliance by the applicant with this section.

- C. Where required, sidewalks shall be at least five (5) feet wide and located as approved by the Board. Sidewalks shall be at least four thousand (4000) per square inch air-entrained, six (6) inches thick at driveways. Sidewalks shall be provided with expansion joints of one-half ( $\frac{1}{2}$ ) inch thick preformed bituminous joint fill spaced at intervals of not more than twenty-four (24) feet. Sidewalks such as brick pavers may be considered by the Planning Board upon submission of complete design details. All sidewalks shall be 5 inches 4000 PSI concrete on firm non-yielding sub-base compacted to 95% proctor.
- D. Curb ramps for the physically handicapped shall be provided at all street intersections and shall be constructed in compliance with standards of the New Jersey Department of Transportation.
- E. Sidewalks shall have control joints at intervals equivalent to the sidewalk width but not less than four (4) feet. A sidewalk shall be finished with a broom finish having the striations ninety (90) degrees to the direction of traffic.
- F. Where trees two (2) inches in caliper or greater exist where sidewalks are to be constructed, the sidewalks shall be located in the field by the City Engineer so as to minimize the cutting of trees. In this situation the resulting sidewalk may have sharp curves, jogs, and may be flush with the curb for short distances.
- G. At the discretion of the Planning Board, pathways may be substituted for or provided in addition to sidewalks. Bike pathways shall be designed to separate bike and motor vehicle traffic. Pathways shall generally not exceed a grade of three percent (3%),

except for short distances, and shall be a minimum of eight (8) feet wide. Pathways shall have a minimum four (4) inch base of crushed stone and a two (2) inch FABC-2 surface course. Where pathways intersect a street, the curbing (where applicable) shall be ramped for access to the street grade.

Pathways shall be free of hazards to the cyclists, i.e., parallel bar drainage grates, insufficient sight clearance at points of intersection or insufficient lateral or vertical clearance or radii of curvature.

**577-242**     **Curbing.**

Except as specified hereinafter, concrete curbs shall be installed along every street within a subdivision and at intersections with existing City, County or State roads and shall be laid in a manner approved by the City Engineer. The curbing shall meet the following specifications:

- A. All curbs shall be 7"x8"x18" 4000 PSI concrete except when the new curb is constructed along an existing paved area which shall be 4500 PSI. The concrete to be used for curb shall be Class B thirty-five hundred (3,500) pounds per square inch air-entrained concrete as specified in the New Jersey State Department of Transportation Specifications for Curbs and Gutters. .
- B. Expansion joints of one-half inch thick preformed bituminous joint filler shall be provided at intervals of not more than thirty (30) feet and shall be sealed as specified by the City Engineer.
- C. Curbs shall have control joints at intervals not more than ten (10) feet.
- D. Openings for driveway access shall be of such width as shall be determined by the Planning Board. The curb at such driveway openings shall be depressed to the extent that one and one-half (1½) inches shall extend above the finished pavement.
- E. Curbs shall be 7x8x18 with a curb reveal of 6 inches. Their height shall be ten (10) inches or eighteen (18) inches and they shall be so constructed as to show a vertical face above the roadway pavement of six (6) inches maximum.

- F. Curbs shall be finished with a smooth float finish and the rear top corner of all curbs shall have a radius of one-fourth ( $\frac{1}{4}$ ) inch, and the front top corner shall be rounded and have a radius of one (1) inch.
- G. Replacement curbs or replacement of combination curb and gutter shall be constructed to the same cross section as the original.

**577-243**     **Lighting.**

- A.     General requirements.
  - 1.     All exterior lights shall be designed, located, installed and directed to prevent light pollution and objectionable light, glare and light trespass across property lines.
  - 2.     All exterior lights, including street lights and parking area lighting, shall be full cut-off type fixtures and are encouraged to be eighty-five (85) degree full cut-off type fixtures. Street lights shall be high-pressure sodium, low-pressure sodium, or metal halide, unless otherwise determined by the City that another type is more efficient. Street lights along residential street shall be limited to 70-watt high-pressure sodium (HPS) lights. Street lights along nonresidential streets or at intersections shall be limited to 100 watt hps, except that lights at major intersections along state highways shall be limited to 200 watt hps. If the City permits a light type other than high-pressure sodium, then the equivalent output shall be the limit for the other light type.
  - 3.     All lighting shall be recessed sufficiently so as to ensure that no light source is visible from or causes glare on public rights-of-way or adjacent or surrounding properties.
  - 4.     Shielding and/or cutoff optics shall be required in all installations.
  - 5.     All lighting shall be shielded to prevent glare to pedestrians and bicyclists.

6. Luminaires shall be provided with hoods to prevent uplighting.
7. No lighting shall shine directly or reflect into windows or onto streets and driveways in such a manner as to interfere with driver vision.
8. Pedestrian scale bollard-type lighting may be placed along walks and at building entrances.
9. Illumination levels and uniformity shall be in accordance with current recommended practices of the Illuminating Engineering Society. Recommended standards of the Illuminating Engineering Society shall not be exceeded.
10. All outdoor lighting systems shall be designed and operated so that the area ten (10) feet beyond the property line of the premises receives no less than .25 (one quarter) of a foot-candle of light from the premises lighting system.
11. Outdoor light fixtures for purposes of private, commercial, or industrial usage shall not be attached or mounted to public property (i.e., buildings, utility poles, telephone poles, street lights, road and/or street signs). Furthermore, these fixtures shall not tap or extend power from sources servicing public lighting and/or power devices.
12. Outdoor recreational and sports facility lighting shall be shielded from public view, as observed from outside the playing field. Such lighting shall have directional and glare control devices, when necessary, to comply with Section B. Lamps and/or Light Sources shall not be visible from residential properties.
13. Underground wiring required.
  - a. All electric, telephone, television, cable, optical and other similar utilities, both main and service lines servicing new developments, shall be provided by underground wiring within easements or dedicated

public rights-of-way, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services.

- b. Lots that abut existing easements or public rights-of-way, where overhead electric or telephone distribution supply lines and service connections have heretofore been installed, may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground.

14. Outdoor lighting.

- a. Light distributions generated by light fixtures shall be confined to the property on which they are installed.
- b. Outdoor light fixtures properly installed and maintained shall be directed so that there will not be any direct glare source visible from any adjacent residential property.
- c. Light fixtures installed within any setback area, including front, rear or side yard setbacks, shall contain shielded devices to prevent light spill and glare upward and onto adjacent properties.

15. Standards for illumination.

- a. The minimum level of lighting along any portion of walkway not part of a parking lot shall be not less than 0.5 footcandles. The maximum level of lighting along any portion of walkway not part of a parking lot shall be not greater than one footcandle.
- b. The maximum mounting height of exterior lighting shall conform to the following schedule:

<b>Building Height (feet)</b>	<b>Maximum Fixture Mounting Height (feet)</b>
Up to 24	16

**Building Height (feet)**

25 or greater

**Maximum Fixture Mounting  
Height (feet)**

25

B. Light trespass (nuisance light).

All light fixtures, except street lighting maintained by a governmental authority, shall be designed, installed and maintained to prevent light trespass, as specified below.

1. Façade lighting on schools and other public buildings or incident illumination occurring above the height of five (5) feet above the property line of the subject property shall not exceed 0.1 footcandles in a vertical plane on residentially zoned property.
2. Outdoor light fixtures properly installed and thereafter maintained shall be directed so that there will not be any direct glare source visible from any property.
3. Light fixtures near adjacent property may require special shielding devices to prevent light trespass.

C. Streetlighting.

1. Streetlighting shall be installed at no cost to the City by a developer in locations approved by the City Engineer, as the case may be. For residential subdivisions, streetlighting shall be installed, prior to the issuance of any certificate of occupancy, along all roadways necessary to ensure at least one route of illuminated access for any occupied structure.
2. Operating expenses for residential subdivision lighting shall be assumed by the City when fifty percent (50%) of the section is occupied.
3. Luminaire mounting height shall not exceed twenty five (25) feet above grade.



4. Pole-mounted street luminaires shall be installed on one side of the street at three-hundred-foot intervals unless the presence of vertical and/or horizontal curves or factors relating to specific types of development necessitates a closer interval. In residential subdivisions, the poles shall be placed, to the greatest extent possible, in line with shared property boundaries. Deviations from the spacing interval shall be approved by the Planning Board or City Engineer, as the case may be.
5. On residential streets, 70 watt high pressure sodium (HPS) luminaires shall be provided with at least one 100 watt high pressure sodium (HPS) luminaire being provided at each street intersection. On minor collector and major collector streets, 100 watt high pressure sodium (HPS) luminaires shall be provided along the street with 150 watt high pressure sodium (HPS) luminaires being provided at intersections.

D. Parking Area Lighting.

1. Sufficient illumination shall be provided for all off-street parking, loading and pedestrian areas so as to enable the safe movement of persons, vehicles, and provide for security.
2. The minimum level of lighting in any portion of a parking lot shall be not less than 0.25 footcandles. The average horizontal illumination level of lighting within the parking lot shall be not less than ½ footcandle nor greater than two footcandles. The maximum level of lighting in any portion of the parking lot shall be not greater than three footcandles, except directly under light fixtures where a maximum of five footcandles is permitted.
3. The minimum level of lighting at any ingress or egress portion of a parking lot shall be not less than one footcandle.
4. Poles installed within parking areas shall be aluminum with a brushed finish and shall be identical in color to poles located

along the road that abuts the parking area.

E. Buildings and other vertical structures.

1. Lighting fixtures shall be carefully located, aimed, and shielded so that light is directed only onto the building surface. Lighting fixtures shall not be directed toward adjacent streets or roads.
2. Lighting fixtures mounted on the building and designed to “wash” the building surface with light are preferred.
3. To the extent practicable, lighting fixtures shall be directed below and horizontal rather than above the horizontal.

F. Lighting of walkways/bikeways and parks.

1. The walkway, pathway, or ground area shall be illuminated to a level of no more than 0.5 footcandles.
2. The vertical illumination levels at a height of five (5) feet above grade shall be no more than 0.5 footcandles.
3. Lighting fixtures shall be designed to direct light downward, and light sources shall have an initial output of no more than 1000 lumens.

G. Lighting of gasoline station/convenience store aprons and canopies.

1. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set forth elsewhere in this Section. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.
2. Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is no more than 5.5 footcandles. The ratio of average to minimum illuminance shall be no greater than

4:1. This yields an average illumination level of no more than 22.0 footcandles.

3. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees beyond the vertical plane.
4. Lights shall not be mounted on the top or sides of the canopy, and the sides of the canopy shall not be illuminated.

H. Outdoor lighting energy conservation.

1. All outdoor lighting not essential for safety and security purposes or to illustrate changes in grade or material shall be activated by automatic control devices and turned off during nonoperating hours.
  - a. Exterior retail and merchandise display lighting, i.e., automobile dealerships, nurseries/garden markets, shall be turned off between the hours of 10 p.m. and 6 a.m. Reduced levels of lighting in interior show or display windows may remain on for security purposes provided, however, that these levels shall not exceed twenty-five percent (25%) of the normal artificial lighting levels in the interior display or show windows.
  - b. Exterior lighting for recreational areas, athletic fields and courts shall not remain on after 10 p.m., except for exterior lighting located within and serving accredited educational institutions, which shall not remain on after 11 p.m.
  - c. Exterior security lighting shall be classified as one of the following:
    - 1) Lighting which is essential to deter vandalism and/or break-ins. This lighting shall be limited to exterior door locations. Fixtures used for normal operations at these locations must

remain on. The fixtures shall be outdoor enclosed lighting fixtures. If windows areas present possible break-in locations, reduced levels of interior lighting which is situated around the window may remain on as a night light source to illuminate a window. Night light levels shall not exceed twenty-five percent (25%) of the normal interior artificial lighting levels around the windows.

- 2) Normally off lighting that is activated by a sensor or detector. Typically, discharge lamp sources such as sodium vapor, mercury vapor, and metal halide are not instant start. Therefore, considerations should be given to using other lamp sources such as incandescent, tungsten halogen, and florescent which can be used for immediate activation. Normally off lighting activated by sensors or detectors shall be directed toward the vertical surfaces of buildings or objects of concern and shall not remain on for greater than five (5) minutes after activation.
- 3) Lighting that remains on for surveillance cameras. This lighting shall be confined to vertical building surfaces along the perimeter of a site, i.e., walls, trees, bushes. Illuminance levels for this lighting shall be coordinated with, and not exceed, the minimum illuminance threshold of the cameras being used. This data shall be provided with the submission of the plans, in accordance with Subsection I. Below. Surveillance cameras used in conjunction with outdoor lighting shall require the minimum illuminance thresholds reasonably available.

2. All lighting shall be designed to prevent misdirected or excessive artificial light and to maximize energy efficiency.

I. Submission of plans.

1. Description of outdoor lamp/luminaire combinations including component specifications such as lamps, reflectors, optics, angle of cutoff, supports, poles and include manufacturer's catalogue cuts.
2. Locations and descriptions of every outdoor enclosed light fixture and hours of operation, their aiming angles and mounting heights.
3. The initial horizontal and vertical illuminance shall be illustrated in footcandles (before depreciation). Illustrate relamping and cleaning cycles to arrive at maintained values of illumination.
  - a. Maximum.
  - b. Minimum.
  - c. Average, during operating and non-operating hours.
  - d. Average to minimum uniformity ratio.
4. Photometric data, such as that furnished by the manufacturer, showing the angle of light emission and the foot-candles on the ground.
5. Additional information as may be required by the City in order to determine compliance with this Ordinance.

J. Prohibited lighting characteristics.

1. The use of outdoor strobe lighting is prohibited.
2. Outdoor lights that flash, pulse, rotate, move or simulate motion are not permitted.
3. Outdoor lighting that could interfere with the safe movement of motor vehicles is not permitted.

4. Searchlights or flashing or animated signs are prohibited.
5. Bad lighting fixtures, i.e. “wallpack” type, an “acorn” luminaire that generates a lot of glare and spot-light, lights that have more than 3% or 4% of the total lamp lumens rising upward above the horizon, head luminaire fixtures, floodlights, and spotlights.
6. Lighting that significantly alters nighttime view sheds or vistas from existing residential or public properties are prohibited.
7. Newly installed fixtures, which are not full-cutoff fixtures.
8. Lighting which presents a clear hazard to motorists, cyclists, or pedestrians.
9. The use of laser source light or any other similar high intensity light for outdoor advertising or entertainment is prohibited.

K. Lighting Commercial Zone.

Street luminaires and poles installed within the Commercial zone shall be of an ornamental variety and be the same or substantially the same as, or compatible with existing ornamental street luminaires and poles within one block on either side of the parcel being improved.

L. Temporary Lighting.

Temporary lighting that conforms to the requirements of this Ordinance shall be allowed. Nonconforming temporary exterior lighting may be permitted by the Zoning Officer/Administrative Officer only after considering the public and/or private benefits which will result from the temporary lighting, any annoyance or safety problems that may result from the use of the temporary lighting, and the duration of the temporary nonconforming lighting. The applicant shall submit a detailed description of the proposed temporary nonconforming lighting to the Zoning

Officer/Administrative Officer.

M. Towers.

All radio, communication, and navigation towers that require lights shall have dual lighting capabilities. For daytime, the white strobe light may be used, and for nighttime, only red lights shall be used.

N. Exemptions and Exceptions.

1. Federally funded and state funded roadway construction projects, are exempted from the requirements of this Ordinance only to the extent it is necessary to comply with federal and state requirements.
2. Fossil fuel light produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels is exempt from the provisions of this Ordinance.
3. Full cutoff street lighting, which is part of a federal, state, or municipal installation.
4. Holiday lighting.
5. Lighting of sports facilities or stadiums prior to 11:00 p.m. Illumination after 11:00 p.m. is also permitted if it is necessary in order to conclude a recreational, sporting or other scheduled activity, which is in progress prior to that time.
6. Specialized lighting necessary for safety, such as navigated lighting, or temporary lighting associated with emergency operations, road hazard warnings, etc.
7. Traffic control signals and devices.

**577-244** Landscaping and Buffering.

A. General

All lots or parts of lots which are improved with a predominantly non-residential use and whose side or rear lines are adjacent to a residential zone and/or use shall be screened by landscaped transition areas or buffer strips or other such screening along side or rear lines as may be required by the Planning Board. Landscape transition areas or buffers shall be provided to minimize and screen any adverse impacts or nuisances on a site or from any adjacent area. Yard requirements may be deemed to be included as part of a landscape transition area or buffer or from any adjacent site or area.

The Planning Board may waive the landscape transition area or buffer requirement where existing natural or manmade physical barriers provide an effective visual separation between residential and non-residential uses.

Each permitted use shall provide suitable buffers in order to protect the character, and to minimize any adverse impacts or nuisances to adjoining properties. Buffers shall be located around the perimeter of the site to minimize glare from headlights of vehicles, to minimize noise, to shield light from structures, to shield the movement of people and vehicles from adjacent property and to shield activities from adjacent properties. Buffers are fences, walls, landscaping, berms and mounds used to minimize any adverse impacts or nuisances on the site from adjacent areas. The applicant shall incorporate into its landscaping plan submitted with the subdivision or site plan a buffer design plan which shall incorporate the following principles:

1. Buffers shall be located along property lines shielding various uses and activities from each other.
2. A buffer shall consist of lawn areas and massed evergreen and deciduous trees and shrubs planted in a manner that will provide a continuous visual screen throughout the entire year.
3. Evergreen and deciduous shrubs shall have a minimum height of four (4) feet when planted and shall be of varieties as suggested herein.



4. The height of shrubs planted in a buffer strip shall be measured from the ground level around the base of shrub to the topmost part of the shrub, once the shrub has been properly planted in the ground.
5. Where an area required for a buffer is already wooded, it shall be left in its natural state, and existing growth shall be supplemented with additional suitably landscaped in accordance with an overall landscape plan. All landscaping shall be consistent with the natural surroundings and shall be properly maintained throughout the life of any use on said lot. Existing trees or landscaping located within twenty (20) feet of any street or lot line or zone boundary shall not be removed except with the written approval of the Planning Board; nor shall the existing grade within that space be disturbed without such approval.
6. A buffer shall be at least five (5) feet in width and shall be graded and planted with grass seed or sod and such other shrubbery or trees as may be desired by the owner. The entire area shall be attractively maintained and kept clean of all debris and rubbish.
7. Fences or walls as buffers shall complement the structural type, design and color of the principal building.

The plant materials, fences, or walls used for screening purposes shall be sufficient to screen an area at all seasons of the year from the view of persons standing at an elevation approximately equal to that of the area to be screened on adjacent streets or properties.

The required height of the buffer shall be measured in relation to the elevation of the edge of the adjacent area to be screened. In such cases where the ground elevation of the location at which the buffer is to be planted is less than the elevation of the edge of the adjacent area, the required height of the buffer shall be increased in an amount equal to said difference in elevation. In the event that the ground elevation of the location at which the buffer is to be planted

is greater than that at the edge of the adjacent area, the required height of the buffer may be reduced in an amount equal to said difference in elevation, provided that in no case shall the required height be reduced more than two (2) feet. Where plant material is of inadequate height to properly act as a buffer, the earth shall be mounded and trees planted on the mound or fencing shall be constructed.

Any article or material stored outside an enclosed building as an incidental part of the primary operation on a lot shall be screened as provided hereinafter by fencing, walls or evergreen planting.

Where the Planning Board deems it necessary to assure an effective visual screen between non-residential uses and streets or residentially zoned properties, the Board may require, in addition to landscaping, the provision of a fence of a type, height, and design suitable for the purpose, provided that the height of such fence or screening shall not exceed eight (8) feet.

8. Other provisions of this Ordinance notwithstanding, the entire lot, except for areas covered by buildings or surfaced as parking, recreation or service areas, shall be seeded, sodded, or planted with ground cover and suitably landscaped in accordance with an overall approved landscape plan.

*B. Landscape plan.*

A landscape plan prepared by a certified landscape architect, planner, architect or engineer shall be submitted with each site plan and major subdivision application. The plan shall identify existing and proposed trees, shrubs and ground covers; existing landscaping to be removed; natural features such as rock outcroppings; and other landscaping elements. The plan shall show where they are or will be located and planting and/or construction details. Where existing plantings are to be retained, the application shall include the plan's proposed methods of protecting them during construction. The landscape plan shall also address

landscape maintenance requirements. Every applicant for subdivision or site plan approval shall comply with the minimum landscape standards as outlined in this Section. All plants listed in Appendix I “Nonindigenous Plant Species” shall not be used (unless otherwise approved by the Planning Board) by applicants, developers and others that seek to develop land in the City and all plants listed in Appendix II “Native Plants of New Jersey” shall be used (unless otherwise approved by the Planning Board).

C. Site protection and general planting requirements.

1. Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site and creating a pleasing site character.
2. Landscaping may include plant materials such as trees, shrubs, ground covers, perennials and annuals and other materials such as rocks, water, sculpture, art, walls, fences, paving materials, lighting for aesthetics, and street furniture.
3. Landscaping shall be planned in such a way that the site requires as little use of potable water as possible to ensure the survival of the plants. Water conservation is a critical purpose of this section.
4. Topsoil moved during the course of construction shall be redistributed on all regarded surfaces so as to provide at least four (4) inches of even cover to all disturbed areas of the development and shall be stabilized by seeding or planting.
5. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials or other debris shall be removed from the site. No tree stumps or portions of tree trunks or limbs shall be buried anywhere in the development. All dead or dying trees, standing or fallen, shall be removed from the site. If trees and limbs are reduced to chips, they may be used as mulch in landscaped areas, subject to approval by

the City Engineer.

6. Foundation plantings shall be required along all building elevations.
7. Maximum effort should be made to save fine specimens, including those trees with a diameter at breast height of five (5) inches or more. No material or temporary soil deposits shall be placed within four (4) feet of shrubs or ten (10) feet of trees designated on the landscape plan to be retained. Protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the site. Barriers shall not be supported by the plants they are protecting, but shall be self-supporting. They shall be a minimum of four (4) feet high and constructed of a durable material that will last until construct is completed. Snow fences and silt fences are examples of acceptable barriers.
8. Landscaping of all cuts and fills and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one (1) foot vertically to three feet horizontally shall be planted with ground cover appropriate for the purpose and for soil conditions, water availability and environment.
9. In residential developments, besides the screening and street trees required, additional plantings or landscaping elements may be required throughout the subdivision where necessary for climate control, privacy or other reasons in accordance with the landscape plan approved by the Planning Board. In nonresidential developments, all areas of the site not occupied by buildings and required improvements shall be landscaped by the planting of grass or other ground cover, shrubs and trees as part of the landscape plan approved by the Planning Board.
10. Deciduous trees shall be at least two and one-half (2 ½) inches caliper at planting and shall be balled and burlapped. Size of evergreens should be six (6) feet tall and shrubs two (2) feet tall at planting but may be allowed to vary depending on setting and type of shrub. Only nursery-grown plant

materials shall be acceptable, and trees, shrubs and ground covers shall be planted in conformance with American Association of Nurserymen standards. Dead and dying plants shall be replaced by the developer during the following planting season.

11. The plant species selected should be hardy for conditions where proposed and appropriate in terms of function and size and be of a type requiring the least amount of watering for survival.
12. Landscaped areas shall be maintained and kept free of all debris, rubbish, weeds and tall grass.
13. No buildings, structures, storage of materials or parking shall be permitted within any buffer area.

*D. Street trees.*

1. The selection of street trees for planting may be based on designs that utilize trees of one (1) species per street or street section, or one that utilizes a mixture of species, thoughtfully selected, placed and arranged to produce a formal or naturalized "casual" effect.

Each tree selection method has its advantages and disadvantages. Uniformity and neatness are the advantages gained by planting trees of one kind. however, in large scale planting, whole blocks might be affected if disease, insects or other troubles occur. Another acceptable planting approach would be to alternate types from block to block, thus retaining the principle of uniformity while minimizing disadvantages.

A naturalized type of planting is achieved when species or cultivars are mixed in the same block or neighborhood. This method of planting is more pleasing when streets are short or curved.

2. Street trees may be planted in the following ways, subject to Planning Board review and approval:

- a. Street trees shall be placed in a formal allee in order to be visually unifying. The distance between trees shall be based on one-third (1/3) overlap of mature canopy cover and is therefore dependent on the size of the individual trees. Street trees shall be spaced no greater than forty (40) feet on-center and be placed in the public right-of-way between the cartway and right-of-way line, or at least ten (10) feet behind the right-of-way line.
  - b. Street trees shall be placed in naturalized groupings located within and outside the public right-of-way. The total number of street trees shall average one (1) for every thirty five (35) feet measured at the edge of the cartway. Planting design should accentuate the views and integrate contrasting landscape elements.
3. All trees shall be nursery-grown stock and shall have a root ball wrapped in burlap, with a replacement guarantee by the developer of two (2) years.
4. Street trees shall be substantially uniform in size and shape and shall have straight trunks.
5. A hole in which a tree is to be planted shall be in each case one-third (1/3) larger in width and in depth than the existing root ball or the particular tree to be planted. The hole in which the tree is to be planted shall contain proper amounts of topsoil and peat moss, but no chemical fertilizer shall be added until the tree has been planted for one (1) year.
6. Subsequent or replacement trees shall conform to the type of existing tree in a given area.
7. Besides the deciduous and street tree requirements outlined above, additional trees shall be planted throughout the development or site in accordance with an approved landscape plan. The variety of plantings may vary to include flowering types and evergreens.

8. The following street tree selection and design guidelines shall be adhered to:
  - a. Street trees should be located to establish rhythm which unifies overall street appearance.
  - b. Trees shall be drought tolerant.
  - c. Trees should be relatively fast growing.
  - d. Trees should be readily available from approved nurseries.
  - e. At maturity, trees must be prunable to a height of fourteen (14) feet.
  - f. Trees should be disease and pest resistant.
  - g. Trees must have non-invasive root systems to minimize pavement and sidewalk damage and potential conflict with utilities.
  - h. Species within a large area should be mixed to prevent disease problems which may be promoted by monoculture.
  - i. Coordinate new plantings with existing tree plantings where applicable.
  - j. If a mixture of species is used within an area, tree species with similar form, height and character shall be specified. These qualities will promote uniformity and allow for a smooth visual transition between species.
  - k. Upon planting, all street trees shall be immediately pruned up to a seven (7) foot branching height.
  - l. Within sight triangles, a single tree may be permitted only with the site-specific approval of the City

Engineer.

- m. If existing trees are preserved within five (5) feet of the curb or cartway, the requirements for street tree planting may be reduced.
  - n. Use tree species tolerant of road salts and low maintenance.
  - o. For species emphasis, the Planning Board may require the use of double or triple rows of street trees.
9. The New Jersey Shade Tree Federation's 1990 Manual (Third Revision) for street tree selection, installation and maintenance shall be used by developers and the City in implementation of street tree design concepts. As such, the developer shall, in consultation with the City Engineer, develop a concept for a specific development and a street tree theme which will reinforce this concept.
10. Any person who removes trees in a development in a manner not authorized by this Section shall be subject to the penalties prescribed in this Ordinance.

E. Buffering.

- 1. Buffering shall provide a year-round visual and auditory screen from a development tract to adjacent properties and vice-versa in order to minimize adverse impacts. It may consist of existing natural vegetation or be created using evergreens, landscaped berms, rocks or boulders, or combinations thereof, to achieve the same objectives.
- 2. Every development shall provide sufficient buffering when topographical or other barriers do not provide reasonable screening and when the Planning Board determines that there is a need to shield neighboring properties from any adverse external effects of a development or to shield the development from negative impacts of adjacent uses such as streets or railroads. In high-density developments, when



building design and location do not provide privacy, the Planning Board may require landscaping, fences or walls to screen dwelling units for privacy. Buffers shall be measured from side and rear property lines, excluding driveways.

3. Amount required.

a. Where residential and nonresidential uses or zones abut, a buffer strip of at least twenty five (25) feet shall be required. With the written approval of the adjoining property owner and recording of an appropriate landscape easement, satisfaction of the aforementioned buffer requirement may be achieved by the installation of plant materials on each adjoining property contiguous to the property line being buffered.

b. Garbage collection and utility areas are to be screened around their perimeters by buffer strips a minimum of five feet wide and comprised of evergreen trees and shrubs.

4. Arrangements of plantings in buffers shall provide maximum protection to adjacent properties and avoid damage to existing plant material. Permitted arrangements include planting in parallel, serpentine or broken rows. If planted berms are used, the minimum side slope shall be 2:1.

5. Plant materials shall be sufficiently large and planted in such a fashion that a year-round screen at least eight (8) feet in height shall be produced within three growing seasons. All plantings shall be installed according to American Association of Nurserymen standards.

F. Parking area landscaping standards.

1. Parking areas shall be suitably landscaped to minimize noise, glare and other nuisance characteristics as well as to improve the environment of the site and surrounding area. Parking areas providing for more than sixty (60) motor vehicle spaces shall be divided into modular parking bays

having approximately the same number of stalls and of not greater than sixty (60) spaces each. A single row or line of spaces within a bay shall be not more than ten (10) spaces in length.

2. Parking lots exposed to view shall have a minimum planted buffer of four (4) feet in width on all perimeter areas abutting lot lines or street rights-of-way. This buffer shall include a continuous visual screen which is five feet in height at the time of planting and is fifty percent (50%) evergreen plant material or deciduous material which is demonstratively effective for screening purposes. The height of any required screen, hedge or wall shall decrease where driveways approach sidewalks or walkways in order to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with clear sight triangle requirements.
3. In all parking lots of ten (10) or more spaces, at least five percent (5%) of the interior parking area shall be landscaped and at least two (2) trees for each ten (10) spaces shall be installed within landscaped islands. Parking lots of fewer than ten (10) spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.
4. Curbed islands with a minimum radius of three (3) feet shall be located at the end of each parking row and at an interval of every ten (10) spaces. These islands should contain one (1) shade tree, minimum three (3) inches in caliper and fourteen (14) feet to sixteen (16) feet in height, and shrubs not exceeding twenty-four (24) inches in height.
5. Where parking lots include parking stalls in a double-stacked arrangement, two (2) rows of stalls that abut each other shall include a landscaped buffer between them along the entire length of the rows and having a minimum width of four (4) feet. Such a buffer shall include one (1) shade tree, minimum three (3) inches in caliper and fourteen (14) feet to

sixteen (16) feet height, for every twenty (20) feet of length.

6. Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided where necessary and appropriate, shall be distinguished by textured paving and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian accessways.
7. Parking area landscaping should be located in protected areas such as along walkways, in center islands, at the ends of bays or between parking stalls and must be protected by a curb or similar abutment. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight distance.
8. Plant type shall be a mixture of hardy flowering and/or decorative evergreen and deciduous trees. The evergreens should be used along the perimeter of the lot for screening and the deciduous trees for shade within the lot. The area between trees shall be mulched, planted with shrubs or ground cover or covered with paving material. Any area that will be under the overhang of vehicles shall be mulched or covered with paving material.

G. Stormwater detention area landscaping.

The following landscape reforestation standards shall be used:

1. This landscape treatment is appropriate for detention basins and areas that are not highly visible or are adjacent to areas of woodlands or wetlands.
2. The area shall be graded creatively to blend into the surrounding landscape and imitate a natural depression with an irregular edge. This shall include gentle berming. Linear, geometrical basins are unacceptable.
3. The quantity of trees to be planted on the interior of the basins shall be equal to the number of trees that would be necessary to cover the entire area, based upon a twenty-foot

by twenty-foot grid to the high water line or outflow elevation. Forty percent of the trees shall be of at least two and five tenths inch caliper in size. The remaining sixty percent (60%) shall be six (6) to eight (8) foot high whips.

4. The trees shall be planted in groves and spaced five feet to fifteen (15) feet on center.
5. The ground plane shall be seeded with a naturalization, wildflower and/or meadow grass mix.

H. *Pedestrian spaces.*

1. Pedestrian and bicycle access shall be provided from public roadways, parking lots and adjacent land uses where appropriate.
2. Pedestrian bridges over streams, ravines or drainage swales are encouraged and shall be required when necessary to make connections in pedestrian systems.

**577-245** ***Landscape Plan Notes.***

The following standard landscape notes shall be included on landscape plans for minor and major developments as determined necessary by the City Engineer:

- A. All plant materials shall conform to the American Association of Nurserymen standards and shall be first quality nursery grown stock, free from disease or objectionable disfigurements and planted in conformance with sound nursery practice and applicable City standards.
- B. All trees (except as noted) shall be balled and burlapped, nursery grown stock.
- C. All plant materials and lawns shall be planted within the recommended seasonal time periods as prescribed by accepted horticultural practice. Plant material with fall planting hazards shall be handled accordingly.

- D. A temporary fence, such as a snow fence, shall be erected at the perimeter of the drip-line of all existing vegetation indicated to remain prior to any excavation, construction or site work. This fence may be removed only at the time of completion of all construction and final grading.
- E. Existing trees to be relocated shall be handled according to acceptable horticultural practice.
- F. All disturbed areas not shown as planted or lawn are to be topsoiled and seeded or returned to their original state before disturbance as directed by the City Engineer.
- G. All areas not related to the development shall remain in their natural state.
- H. Additional landscaping approved by the City Engineer shall be provided by the applicant to replace any vegetation inadvertently removed from outside the limit of disturbance line as shown on the approved grading plan during construction.
- I. Proposed trees shall not be planted within easements, driveways and sight triangles. Therefore, the tree locations shown are approximate and shall be adjusted in the field.
- J. All shade trees in pedestrian walk areas shall have initial limbs starting at a minimum of seven (7) feet above finished grade.
- K. All plantings are to be mulched with a three (3) inch minimum depth of shredded hardwood bark.
- L. Plants arranged in continuous groupings shall be set in mulched beds.
- M. If a discrepancy exists between the quantity of plants shown on the plan and the quantity indicated on the landscape schedule, the developer shall be responsible for the quantities shown on the landscape plan.
- N. Proposals for plant substitutions (necessitated by the lack of

availability of certain species) may be considered if specifically brought to the attention of the City Engineer. Any plant substitutions shall be subject to the timely review and approval of the City Engineer.

- O. Planting debris shall be removed from the property.
- P. Plant materials are to be guaranteed for two (2) years by the developer to be in healthy and vigorous condition from the date of acceptance. It is understood that the owner will provide adequate and timely care during the guarantee period to the highest horticultural standards. The owner may be responsible for the maintenance of all proposed plantings by providing the correct methods of weeding, spraying, watering, pruning, and fertilizing.
- Q. Any live tree which is substantially damaged as a result of grading or general construction must be removed and replaced with another tree or trees as approved by the City Engineer.
- R. Tree removal from any slope or environmentally sensitive area is prohibited if it will contribute, in the opinion of the City Engineer, to extra runoff of surface water onto adjoining property and erosion and silting, unless other means approved by the City Engineer are provided to prevent runoff and erosion.
- S. No healthy tree that is special by virtue of history, unusual size, or age, or of a rare species, shall be removed except as may be required for the protection of public health, safety or welfare.
- T. Selected existing healthy trees six (6) inches in caliper or less measured four (4) feet above the ground shall be relocated on-site under the direction and approval of the City Engineer.
- U. Newly installed plant material shall be watered at the time of planting. Regular watering shall be provided to ensure the establishment and regular growth of all plants.

**577-246**      **Landscape Maintenance and Inspections.**

- A. Landscape maintenance shall be provided on all approved

developments as to street trees, common open space, and areas to be dedicated to the public and all approved development plans. All maintenance shall be performed in order to assure a safe and attractive landscape environment and to promote healthy growth of all plant materials. They may take the form of a monthly schedule or a categorized guideline. All maintenance shall be on a site-specific basis and shall comply with the following standards:

1. All lands, developed or undeveloped, shall receive periodic inspection to evaluate the performance of landscape areas and need for maintenance. Such inspections shall be conducted by the applicant or its successor in interest at a minimum interval of once every month. During the growing season, recreation, streetscape, parking, and buffer areas shall be inspected. Stormwater areas also shall be inspected after every storm or storm episode. During site inspections, the need to perform maintenance tasks for the specific area being inspected shall be evaluated. All areas shall be inspected in relation to the maintenance specifications contained in this Section.

2. Debris and weed control shall include the removal of all undesirable litter, debris, and weeds. The objective of this task is to provide a neat, orderly, well-maintained appearance. At the time of each monthly site inspection, a site shall be investigated for the presence of any debris or weeds. Any objects or plants which create a health or safety hazard or unnatural visual nuisance shall be removed.

For developed areas exposed to public view (i.e., streetscape, parking, buffer, open space, and stormwater areas), investigation and weed and debris control shall be undertaken on a routine basis during each mowing season. A general fall clean-up shall be provided to remove debris accumulated in that season.

3. Mowing standards shall apply to all lands planted as lawn, turf, or wildflowers or those with naturalized grasses and weeds. The objective of all mowing shall be to create a neat, well-maintained appearance. Blades on all equipment shall be sharp in order to prevent excessive damage to the

grasses.

Grasses and weeds around trees and shrubs will be trimmed to the same height as mowed areas by the use of appropriate hand tools in order to prevent undesirable damage to the trees or shrubs. Clippings shall be removed from all paved surfaces. Alternating mowing patterns shall be utilized to prevent compactions.

The following standards shall apply:

- a. Turf areas shall include grasses planted in active recreation areas. The turf in these areas shall not exceed a height of six (6) inches. In order to maintain this standard, approximately twenty-two (22) to thirty (30) mowings per year shall be required. It is preferable to maintain these areas at a height of 2"-3" with mowing at a frequency such that no more than one-third (1/3) of a grass blade is removed per cutting. The grass shall be cut when height reaches 3"-5".
  - b. Lawn areas shall include grasses planted in passive recreation areas, some stormwater areas, buffers and streetscapes, and all other open lawn areas. The grass plantings in these areas shall not exceed a height of twelve (12) inches. In order to maintain this standard, approximately twelve (12) to fifteen (15) mowings per year shall be required.
4. Pruning shall include the removal of dead or diseased wood, wood infested with insects, weak or structural defects in the wood, excessive suckers and shoots, and any irregular or damaged growth.

All plants shall be checked during periodic inspections to determine if pruning is necessary. Care shall be taken to prune flowering trees and shrubs properly during the dormant season or after flowering. Evergreen shrubs shall be pruned after flowering.



Shrub materials shall not be sheared as individual plants. The plants that are intended for screening or buffering shall be pruned in natural massed forms so as to enhance the plants' natural growth.

5. Fertilizer and soil amendments shall be added as necessary and/or on a seasonal basis. Fertilizer shall be applied to lawn and turf areas three (3) times per season. Timing, frequency, and rate of application shall be adjusted according to weather and horticultural and soil test conditions for each specific site.

Fertilizer shall be applied by accepted methods only. Safety shall always be of prime consideration. Care shall be taken not to apply fertilizer when ground is wet or under extreme stress or during windy conditions.

Soil amendments such as lime, gypsum, or peat moss may have to be added to the soil of lawns, turf, or planting areas periodically. The need for such soil amendments shall be analyzed during the periodic inspections and in conjunction with a soil test.

6. The control of insects and disease associated with all planting areas shall be a maintenance priority. All plantings shall be periodically inspected for insect and disease infestation. Methods utilized to control insects and disease may range from spraying and pruning to plant removal. Whatever method is utilized, safety and control shall always be of prime concern. Certified and trained personnel shall always perform this task.

7. Renovation includes the reseeding or replanting of landscape areas damaged, destroyed, or failing due to insects, disease, weather, or physical damage. Specific areas will require detailed specifications for renovation. The following standards shall apply:

- a. All areas where soil has been exposed shall be renovated during the next planting season. Proper

horticultural and soil erosion prevention methods shall be utilized. If soil erosion has occurred, the area shall be repaired. A seed mixture compatible to existing plantings and conditions shall always be utilized.

b. All plantings which are damaged or destroyed shall be replaced during the next planting season. A falling, damaged or destroyed landscaped buffer or hedgerow shall be renovated or replaced within a reasonable amount of time, but not to exceed the subsequent growing season.

8. Site amenities include, but are not limited to, tot lots, play structures, benches, tables, bridges, paths, fences, walls, bicycle racks, and signs. All of these amenities shall be periodically inspected. Maintenance procedures will vary from one site to another. At a minimum, inspection shall occur twice a year, in early March and early August. Any damaged, worn, or unsafe conditions shall be rectified immediately.

#### B. Landscape Inspection

1. Prior to issuance of any Certificate of Occupancy, the proposed landscape as shown on the approved landscape plan must be installed, inspected, and approved by the City Engineer.

2. New plantings shall be checked for compliance with approved plans, i.e., correct quantity, quality and uniqueness of the proposed plantings, size, location, species and the environmental conditions of the land which could have a detrimental impact upon the health and vitality of the plantings. Any changes or modifications to the approved plans must be reviewed and approved by the City Engineer. All plant materials shall have acceptable form and habit typical of the species; and should be free of obvious defects, diseases and physical damage that would hinder their development. Tree staking and guying procedures, mulching and pruning of all plant material shall be performed as

agreed to on the approved plans and within the range of acceptable horticultural practices. All plants shall be free of metal or non-degradable root ball binding systems or containers which could prevent or hinder normal root and plant development. Proper soil preparation and planting procedures shall be followed at all times and all plants shall be planted in season in accordance with the planting schedule as shown on the approved plans. After the designated two (2) year replacement guarantee and maintenance period, all staking and guying materials shall be removed to avoid long-term damage or inhibition of normal plant development.

3. Lawns shall be inspected for adequate coverage of healthy, vigorously growing grass which is relatively free of weeds and void of bare spots larger than one (1) square foot in area. Bare spots greater than one (1) square foot in area shall be reseeded or resodded and reinspected until acceptable coverage is achieved. All disturbed areas shall be either planted or seeded for lawn to prevent erosion of topsoil and to stabilize all critical areas, i.e., drainage swales.
4. Existing vegetation scheduled to remain undisturbed and preserved by new construction shall be inspected for compliance by the City Engineer or designee. An inspection shall be made to ensure installation of protection fences at designated locations prior to any site disturbance. Site visits shall be made to ensure that no stockpiling of building materials or soil has taken place within the designated areas. No unnecessary traffic or clearing shall be made in these areas. Fencing along the tree protection zone shall be maintained until all work/construction has been completed. After construction, the designated area shall be inspected for any damage or litter caused by new construction. Damage or litter shall be removed and/or repaired before final approval can be given by the City Engineer and before the release of final performance bonds. After the two (2) year replacement guarantee has expired, all staking and guying materials shall be removed to prevent potential damage or hindrance of future tree growth. The City

Engineer may also require the transplanting of any existing healthy vegetation with a caliper of six (6) inches or less measured four (4) feet above the ground. If there is no alternative but to locate a utility line through a treed area, tunneling shall be used instead of trenching except where, in the opinion of the City Engineer, survival of the tree would not be affected by either method.

5. Any existing vegetation that is diseased or dying or presents a safety hazard to people or property may be required to be removed from the site by the City Engineer or designee. The City Engineer shall also review individual subdivision and site lot grading plans as part of the building permit application process. Where possible, all existing trees shown on an individual lot shall be saved. Trees in the path of streets, buildings, and driveways, or within twenty (20) feet of a building will not be saved. Where possible driveways shall be "flipped" to the other side of a lot and buildings shifted to save trees. Tree wells shall be used where deemed appropriate by the City Engineer to save trees.
6. If minor changes to the approved plans are made prior to or during construction, revised or record drawings must be submitted to the City Engineer for review and approval. Such revisions shall be indicated by a formal letter of request to the City Engineer. Substantial changes shall require the approval of the Planning Board or Zoning Board of Adjustment. If unapproved or inadequate landscape is implemented, then appropriate replacement shall be required.
7. Subsequent to landscape installation and until release of performance bonds, the City shall have the right to inspect all landscape areas for conformance to the approved plans, proper installation and maintenance, and performance of landscape materials.

- A. Applicability. With the exception of the exemptions set forth below, no tree shall be cut or otherwise removed from any land in the City without a tree removal permit. All applications to the Planning Board or Zoning Board for approval of a major subdivision, minor subdivision or site plan requiring tree removal shall include an application for a tree removal permit. Any residential, commercial, business or industrial lot owner wishing to remove trees upon said lot must comply with this Ordinance. The application shall be submitted to the Zoning Officer/Administrative Officer for review and approval. No tree that was planted or preserved as part of any landscape plan or in accordance with any street tree requirements approved in conjunction with a subdivision or site plan shall be removed, except for such trees directed to be removed.
- B. Tree cutting or removal restricted. With the exception of the exemptions set forth below, no person shall cut or remove, or cause to be cut or removed, any existing tree with a diameter at breast height (DBH) of six (6) inches or greater upon any lands within the City unless the cutting or removal can be accomplished in accordance with the provisions of this Ordinance and appropriate permits.
- C. Exemptions. The following shall be exempt from this Section:
1. Residential lots that are less than two (2) times the minimum required lot size where removal is no more than three (3) trees with a ten (10) inch DBH or less in any two (2) year period.
  2. Residential lots that are greater than two (2) times the required lot size and are removing no more than six (6) trees with a ten (10) inch DBH or less in any two (2) year period.
  3. Any tree which is part of a cemetery.
  4. Trees directed to be removed by municipal, county, state or federal authority pursuant to law.
  5. Removal of trees which are dead, dying or diseased, or trees which have suffered damage, or any tree whose angle of growth makes them a hazard to structures, roads, or

human life.

6. Removal of trees which appear to cause structural damage to buildings or foundations.
7. Any tree growing on or over a public right-of-way or public land.
8. Pruning or removal of trees within the right-of-way by utility companies for maintenance of utility wires or pipelines and the pruning of trees within sight easements.
9. Those projects which have received major subdivision or site plan approval prior to the effective date of this Ordinance and amended major subdivision and site plans.

D. Tree removal requirements for major and minor subdivisions and site plans. Each application to the Planning Board or Zoning Board for approval of a major or minor subdivision or a site plan that requires the removal of trees shall include an application for a tree removal permit. The application and development proposal shall conform to the following provisions:

1. The application form shall include the following information:
  - a. Name and address (street, lot and block) of the owner of the premises and status of legal entity (individual, partnership, corporation of this or any other state, etc.).
  - b. Description of the premises where removal is to take place, including lot and block numbers, street address as assigned.
  - c. A list of all trees to be removed with a DBH equal to or greater than six (6) inches identified by size and species, including total number of each species to be removed.

- d. Purpose for tree removal (new construction, street or roadway, driveway, utility easement, recreation areas, parking lot, etc.).
  - e. Proof that there are no delinquent property taxes or assessments due on the property for which the application is submitted.
  - f. Such other information as may be deemed necessary in order to effectively process and decide such application.
2. The following information shall be provided on a landscape plan prepared by a registered landscape architect or registered professional engineer and submitted with the application for tree removal. The landscape plan must be submitted prior to tree removal permit approval.
- a. Location of existing tree canopy within the property boundaries.
  - b. Location of individual trees with a DBH equal to or greater than six (6) inches identified by size and species within the area of development/limit of disturbance.
  - c. Location of individual trees with a DBH equal to or greater than six (6) inches identified by size and species beyond the area of development/limit of disturbance.
  - d. Location of individual existing trees and their drip lines noted for preservation within the area of development/limit of disturbance identified by size and species. Where clusters of trees exist on the site or are contiguous with adjacent sites, fragmentation of the cluster shall be avoided where possible.
  - e. Location of all required replacement trees.

- f. Clear labeling of the area(s) intended for tree/vegetation removal.
- g. Tree protection material details and limit of disturbance line.
- h. Location of existing and proposed buildings/structures.
- i. All bodies of water and wetlands, including water retention and detention areas.
- j. Location of all existing driveways and parking areas.
- k. Only those trees necessary to permit the construction of buildings, structures, streets, driveways, infrastructure and other authorized improvements shall be removed. Existing vegetation shall be preserved to the greatest extent feasible.
- l. No more than sixty percent (60%) of the existing tree canopy within the property boundaries shall be removed. The location of the remaining forty percent (40%) of the tree canopy to be preserved shall be noted on the landscape plan. Steep slope limits of disturbance shall supersede this Section when appropriate.
- m. No more than ten percent (10%) of existing trees with a DBH equal to or greater than ten (10) inches within the area of development/limit of disturbance shall be removed unless the application shall replant trees removed.
- n. Landscape standards may be waived by the Planning Board when trees and/or shrub masses are preserved and/or relocated on-site that duplicate or essentially duplicate the landscape requirements contained in this Section.



- o. The appropriate reviewing authority shall have the option of requiring a conservation easement to protect any or all trees or tree canopy areas to remain on site.
- 3. Tree protection measures and the limit of disturbance line shown on the landscape plan shall be provided in the field with snow fencing or other durable material and verified by the City Engineer or other designated official prior to soil disturbance.
- 4. Protective barriers shall not be supported by the plants they are protecting, but shall be self-supporting. Barriers shall be a minimum of four (4) feet high and shall last until construction is complete.
- 5. Chain link fence may be required for tree protection if warranted by site conditions and relative rarity of the plant.
- 6. Snow fencing used for tree protection shall be firmly secured along the drip line, but shall be no less than six (6) feet from the trunk.
- 7. The grade of the land located within the drip line shall not be raised or lowered more than six (6) inches unless compensated by welling or retaining wall methods; and in no event shall welling or retaining wall methods be less than six (6) feet from the trunk of a tree.
- 8. No soil stockpiling, storage of building materials, construction equipment or vehicles shall be permitted within the drip line or within six (6) feet of any remaining trees, whichever is greater.
- 9. Any clearing within the drip line, or within six (6) feet of the trunk of a remaining tree, whichever is greater, shall be done by hand-operated equipment.
- 10. Where a tree that has been noted for preservation is severely damaged and unable to survive, tree replacement

shall occur as provided in Article XXV and XXVI.

**577-248      Standards for Tree Protection During Construction.**

- A. To protect desirable trees from environmental and mechanical injury during construction activities as well as to protect certain species from erosion and sediment control, shade, aesthetics, song birds, other wildlife, dust control, noise abatement, and oxygen production, the following factors shall be considered on any new development sites containing valuable trees:
1. *Tree Vigor.* Vigor describes the overall health and physical condition of the tree. A tree of low vigor is more susceptible to damage by environmental changes, insect infestation and diseases than a healthy tree. Trees of poor vigor typically exhibit at least some of the following conditions: minimal new growth, death of limbs or branches (new growth is especially vulnerable), undersized leaves, sparse foliage, poor foliage color and early fall foliage coloration. Dangerously hollow or damaged trees with cracked or split limbs or trunk, excessively leaning or crooked trees, trees with bark separating from its trunk, wounds in the bark, oozing sap or trees with major portions of their canopy missing should be reviewed on an individual basis.
  2. *Tree Age.* Very old, picturesque trees may be more aesthetically valuable than smaller, young trees, but will usually require more extensive protection measures. Only vigorously growing, healthy old trees should be protected. Indications of tree vigor, previously described, should be used to determine selection of old trees to be saved. Large, old trees with historic or prominent locations should be carefully evaluated by landscape professionals before being disturbed.
  3. *Species.* Many species of trees are not suitable for shade tree or ornamental use around buildings. Trees that are short lived, have soft or brittle wood, messy leaves or fruit, or are frequently attacked by insects and disease should not be protected.

4. *Wildlife Benefits.* Protecting trees that are preferred by wildlife for food, cover, and nesting will add to wildlife activity and diversity. A mixture of evergreens and hardwoods is beneficial. Evergreen trees provide cover during the winter months. The hardwoods provide valuable food.
5. *Species Longevity.* Favor should be given to trees with long life spans, such as oak, beech, and tulip poplar. Short-lived trees should be avoided for use as shade, lawn or specimen trees, even though they may have an attractive form or pleasing coloration in the spring or fall.
6. *Resistance to Insects and Diseases.* Trees that are frequent targets of insects and diseases should not be protected. American Elm, for example, could be lost to Dutch Elm disease. Wild cherry, another example, is a favorite host of the tent caterpillar, an insect which causes defoliation of this tree in early summer.
7. *Tree Aesthetics.* Select trees that are aesthetically pleasing, exhibiting good shape and form. Avoid protecting trees that are excessively leaning, crooked, and misshapen. Occasionally, an odd-shaped tree or one of unusual form may add interest to the landscape if strategically located, but it should be preserved only if it is structurally sound and vigorous.
8. *Spring and Autumn Coloration.* Species differ in fall color; some are bright red while others are orange or yellow. Other species exhibit no autumn color, such as walnut, locust, and sycamore.

9. *Air Pollution Susceptibility.* Tree species vary greatly in susceptibility to air pollution. Symptoms vary from species to species, and professional advice should be solicited if air pollution is suspected to be causing damage to existing trees. Common indicators of air pollution exhibited in leaves and needles are browning of edges, yellowing or other unnatural colors over the entire leaf or spots or blotches. Items listed under tree vigor could also indicate air pollution damage. Air pollution can stunt growth and kill trees over a relatively short period of time.

- B. Trees shall be planted as determined by the Planning Board. All newly planted trees shall be watered during dry seasons unless prohibited by the City.
- C. Soil compaction and physical damage to roots, limbs and trunk are the most common forms of damage to trees during the construction process. The compaction of soil within the drip-line of a tree can damage the soil structure and inhibit the transportation of water and air to tree roots. To ensure the survival of trees selected to be preserved, the following guidelines shall be followed:
  - 1. Protection from mechanical damage.
  - 2. Protect trees scheduled to be preserved within twenty (20) feet of a building site and all vegetation beyond the designated limit of disturbance lines to prevent mechanical and compaction injury. Fencing or other approved barriers should be a minimum four (4) feet high and installed at the tree's drip-line. Barrier installation shall take place before any site disturbance takes place.
  - 3. Boards shall not be nailed to trees during building operations.
  - 4. Feeder roots should not be cut in an area within the drip-line of the tree's canopy.
  - 5. Damaged limbs or trunks shall be repaired promptly. Care for serious injury should be prescribed by a professional

forester or licensed tree expert.

6. Tree limb removal, where necessary, will be done flush to trunk or main branch and the cut shall preserve the branch collar.
  7. Protect trees against unnecessary cutting, breaking or skinning of roots or bark. Soil or construction materials should not be stored within the drip-line of any tree scheduled to be saved. Prohibit vehicular traffic, parking of vehicles or excessive foot traffic within the drip-line.
  8. Root damage on any root over one and one-half (1½) inches in diameter shall be treated with tree paint in the same manner as treatment to a cut limb. Temporarily cover all exposed roots with wet burlap to prevent roots from drying out, and cover exposed roots with soil as soon as possible.
  9. Water trees and other vegetation protected from construction traffic as required to maintain their health during the course of construction operations.
  10. Avoid changing the existing ground elevation within the drip-line of trees scheduled to be saved.
- D. No person shall do or cause to be done any of the following acts affecting trees or shrubbery planted or growing naturally within areas that are affected by this Section:
1. Cut, trim, break, girdle, disturb the roots of or injure any living tree or damage, misuse or remove any structure or device placed to support or protect any tree.
  2. Plant or remove any living tree or climb any living tree with spikes.
  3. Fasten any rope, wire, electrical attachment, sign, reflectors or other device to a tree or to any guard around a tree.
  4. Close or obstruct any open space around the base of a tree

which permits the access of air, water or fertilizer to the roots of the tree.

5. Place any guy wire, brace, rope or other device on any tree in such a manner as to injure it.
6. Permit any brine, petroleum-based product or injurious chemical or liquid to come in contact with the trunk or roots of a tree.
7. Build a fire or station a tar kettle or engine in such a manner that heat or noxious fumes will penetrate the drip-line of any nearby tree.
8. Dam or obstruct any water course so as to result in flooding of adjacent treed areas or artificially change the water table near trees.
9. Create impervious surfaces within the limits of the drip-line.

**577-249**     **Natural Features.**

- A. Natural features and critical areas, such as treed areas, scenic views; natural terrain including steep slopes, open waters and stream corridors; wetlands and associated buffers; natural drainage lines; open space of high ecological value; and other community assets shall be preserved to the maximum extent possible in designing any development containing such features, adhering to the following requirements:
  1. All trees and shrubs which provide shading, protection from the wind, noise and visual screening shall be preserved wherever possible.
  2. Selected trees and shrubs as determined by the Planning Board to enhance the landscape treatment of the development shall be preserved.
  3. Existing trees in the area between the street line and the setback line of a building shall be preserved to the greatest

extent possible.

- B. No topsoil shall be removed from areas intended for lawn and open space. Topsoil moved during the course of construction shall be redistributed so as to provide at least six (6) inches of cover wherever possible to all areas of the development, which cover shall be stabilized. Topsoil shall be placed at a height equal to the recommendations of the Soil Conservation District or the City Engineer. In instances where the initial removal and stockpiling of topsoil does not provide for the redistribution of topsoil to a minimum depth of six (6) inches, the owner or developer shall be required only to redistribute topsoil at an equitable depth to all areas. However, the Planning Board shall reserve the right to require a developer to bring additional topsoil to a site and redistribute same so as to provide for adequate topsoil for seeding, planting, and stabilization of all distributed areas. All disturbed areas of a site not covered by buildings or impervious surfaces shall be properly and adequately stabilized by seeding and/or by planting. Ground cover must be planted on all areas in the first planting season after disturbance.
  
- C. No soil shall be removed from or be imported to any site in excess of hundred (100) cubic yards without the prior approval of the Planning Board. The applicant and/or developer shall provide the Planning Board with an estimate of the total amount of soil to be excavated from the site and the total amount of soil to be imported to the site. A plan shall be submitted showing how the soil is to be distributed and stabilized, including grading contours. If the soil is to be imported, a plan shall be submitted describing methodology and frequency of testing the soil to ensure its safe quality. Finally, the plan shall describe the size and number of vehicles that are proposed for hauling the removed or imported soil together with the hauling route(s), time of day, days of the week for transporting soil, street cleaning procedures, signage, and type of fill material.

**577-250**      **Soil Erosion and Sediment Control.**

- A.      Administration.
  - 1.      A soil erosion and sediment control plan shall be approved by the Planning Board prior to preliminary major site plan

approval, minor subdivision approval or preliminary major subdivision approval, unless expressly waived by the Board. The measures of the approved soil erosion and sediment control plan shall accompany the sketch plat for a minor subdivision and shall be incorporated into the final plat or site plan and final construction drawings for a major subdivision or major site plan. The Board shall review and make a decision on all soil erosion and sediment control plans within a period of thirty (30) days of submission of a complete application unless, by mutual agreement in writing between the Board and the applicant, this period is extended for an additional thirty (30) days. Failure of the Board to make a decision within such period or such extension thereof shall constitute approval. The applicant shall be provided with written notice of such decision by the City Engineer. A copy of such decision, including the name of the applicant, the site location by street address and block and lot number and the proposed land use, shall be sent to the Camden County Soil Conservation District. The City shall also make available such other information as may be required by the district.

2. The soil erosion and sediment control plan or any major amendment shall be approved by the Board in the manner and form according to the regulations hereafter set forth. The Board, in approving a soil erosion and sedimentation control plan, may impose lawful conditions or requirements designated or specified on or in connection therewith and may require that such conditions or requirements, and the satisfaction thereof, be made a part of all improvement and maintenance agreements to be executed with the City and the securities to be posted in connection therewith. These conditions and requirements shall be provided and maintained as a condition to the establishment, maintenance and continuance of any use or occupancy of any land or structure thereon.
3. Amendments to a soil erosion and sediment control plan required as the result of conditions arising in the field during construction may be approved by the City Engineer upon



written request to him, and such approval as may be given by said Engineer shall be communicated in writing by the Engineer to the Board notifying the Board of the nature and reason for the change.

4. The Board may refer soil erosion and sediment control plans to the Camden County Soil Conservation District or such other local, county, state or federal agency (including the Soil Conservation Service of the Department of Agriculture) as may be particularly qualified to review said plan, and no approval of the Board shall be given until after receipt and recommendation thereof.
5. Except as provided for below, in the event that land is proposed to be cleared, graded, transported, filled or otherwise disturbed and where subdivision approval or site plan approval is not required, a grading permit shall be required. Said permit shall be issued by the City Engineer upon the approval of a soil erosion and sediment control plan. A separate application shall be required for each grading permit. Plans, specifications and time schedules shall be submitted with each application for a grading permit, together with the application fee. The plans shall be prepared and duly signed and sealed by a professional engineer or architect registered and licensed in the State of New Jersey.

B. Application procedure.

1. No land area within the City shall be cleared, graded, transported, filled or otherwise disturbed by any person or legal entity for purposes, including but not limited to the construction of buildings or roads, the filling of land, the removal of natural resources, the mining of materials and the development of recreational facilities, unless:
  - a. The proper City has received and approved a plan to provide for soil erosion and sediment control for such land consistent with this Section, and issued a valid land disturbance permit for such land area;

- b. There has been a valid grading permit issued by the City Engineer; or
  - c. The disturbance activity is exempted.
2. Without limiting the effect of the preceding subsection, no preliminary site plan or preliminary subdivision application shall be granted approval by a Board unless the application includes a soil erosion and sediment control plan in accordance with the standards provided for herein. No approval for occupancy of any building will be granted unless all necessary soil erosion control measures have been completed in accordance with this Section. The applicant shall bear the final responsibility for the installation and construction of all required soil erosion and sediment control measures according to the provisions of this Article.

C. Plan requirements.

1. The applicant must submit a soil erosion and sediment control plan for the entire site, which shall be accompanied by payment of an application fee together with a technical review fee. The plan shall contain:
- a. Measures for soil erosion and sediment control, which: must meet or exceed the specifications and standards for soil erosion and sediment control in New Jersey promulgated by the State Soil Conservation Committee in the Department of Agriculture established pursuant to N.J.S.A. 4:24-1 et seq.
  - b. A schedule indicating the anticipated starting and completion dates and the sequence of installation of planned erosion and sediment control measures as related to the progress of the project, and the time of exposure of each area prior to the completion of such measures.

- c. The location and description of existing natural and manmade features on and surrounding the site and including:
  - 1) The soil characteristics on the site and a copy of the soil conservation district soil survey, where available.
  - 2) The topography of that portion of the site to be graded, cleared or developed as well as any area that may be affected by the foregoing, shall be shown at contour levels of two (2) feet for areas with slopes less than twenty percent (20%) and five (5) feet for areas with slopes of twenty percent (20%) or greater. Areas in each slope classification shall be depicted on the plan with shading, color, or other graphics.
  - 3) Flood hazard areas, if any, and wetlands and wetland transition areas, if any, as approved by New Jersey Department of Environmental Protection.
- d. All proposed revisions of data required shall be submitted for approval.

- 2. All proposed revisions of data required shall be submitted for approval.

D. Design standards. In the preparation and implementation of a soil erosion and sediment control plan, the following principles of design shall be adhered to:

- 1. Control measures shall apply to all aspects of the proposed site plan involving land disturbance, including road and utility installations, as well as to the protection of individual lots.
- 2. Measures shall be instituted to prevent or control soil erosion and sedimentation, and such measures shall be in operation during all stages of development.

3. The smallest practicable area of land shall be exposed at any one time during development, and stripping of vegetation, grading or other soil disturbance shall be done in a manner which will minimize soil erosion and the duration of the disturbance.
4. Work shall be performed in stages where necessary.
5. The construction or installation of improvements such as diversions, sediment basins and similar structures required to prevent soil erosion and sedimentation shall be required prior to the start of construction or on-site grading or disturbance.
6. Permanent improvements, such as roads, catch basins, curbs and the like, shall be installed or constructed and completed as soon as possible.
7. Temporary diversions and outlets shall be constructed or installed to accommodate the increased runoff caused by the changed soil and surface conditions during development.
8. Sediment basins, debris basins, desilting basins or silt traps shall be installed to remove sediment from runoff waters.
9. Sediment shall be retained on the site to the maximum extent feasible.
10. Stormwater runoff shall be minimized and retained on the site wherever practicable by the construction of the following:
  - a. Retention basins, designed in accordance with the requirements of this Ordinance.
  - b. Dry wells for roadway and site construction, designed in accordance with requirements established by the City Engineer and approved by the Planning

Board.

- c. Roof drain drywalls for single-family dwellings and accessory structures, designed to retain a minimum of two hundred fifty (250) cubic feet of storage volume for every one thousand (1,000) square feet of roofed area. For roof areas not evenly divisible by one thousand (1,000) square feet, the required storage volume shall be apportioned accordingly. Details and location of the dry well facility shall be shown on the grading plan. Roof areas less than five hundred (500) square feet in plan area will be exempt from this requirement.
11. Drainage provisions shall accommodate increased runoff, resulting from modified soil and surface conditions, during and after development or disturbance.
  12. Whenever feasible, natural vegetation shall be retained and protected.
  13. Permanent final plant cover or lawn or ground cover shall be installed on any site prior to the issuance of a certificate of occupancy. In the event that such permanent final plant cover cannot be installed because of conditions of weather, the installation thereof shall be enforced by appropriate provisions in a bond or other security and improvement agreements. If permanent protection and cover has not been and cannot be installed, temporary measures in accordance with the Standards for Soil Erosion and Sediment Control In New Jersey as promulgated by the State Soil Conservation Committee must be installed until such time as permanent measures can be installed.
  14. Either temporary seeding, mulching, plant cover or other suitable stabilization measures shall be used to protect exposed critical erosion areas during construction or other land disturbance.
- E. Maintenance. All necessary soil erosion and sediment control measures installed under this Article shall be adequately

maintained by the applicant and all subsequent owners of the property on which such measures have been installed, until the possibility of soil erosion and sediment pollution no longer exists.

- F. Exemptions. The following activities are specifically exempt from this Article:
1. Construction of a single-family dwelling and any related structure where a building permit is required and where the proposed roofed area is less than five hundred (500) square feet or, if a structure has no roof, where less than five hundred (500) square feet of land will be disturbed.
  2. Soil disturbance associated with existing residences where a building permit is not required.
  3. Site plans where the land will not be disturbed.
  4. Agricultural use of lands when operated in accordance with a farm conservation plan approved by the Camden County Soil Conservation District or when it is determined by said Soil Conservation District that such use will not cause excessive erosion and sedimentation.

**577-251**     **Noise.**

- A. The provisions of this Ordinance shall be enforced by noise control officers. A person shall be qualified to be a noise control officer if the person meets the criteria set forth in the definition above and completes, at a frequency specified by the Department in N.J.A.C. 7:29-2.11, a noise certification and recertification course which are offered by the Department of Environmental Sciences of Cook College, Rutgers, The State University of New Jersey or any other noise certification or recertification course which is offered by an accredited university and approved by the Department.
- B. Sound measurements made by a noise control officer shall conform to the procedures set forth at N.J.A.C. 7:29-2, except that interior sound level measurements shall also conform with the procedures set forth below and with the definition of "real property

line” as contained in this Ordinance.

- C. Noise Control Officer shall have the power to:
1. Coordinate the noise control activities of all departments in the City and cooperate with all other public bodies and agencies to the extent practicable.
  2. Review the actions of the City and advise on the effect, if any, of such actions on noise control.
  3. Review public and private projects, subject to mandatory review or approval by other departments or boards, for compliance with this Section.
  4. Investigate and pursue possible violations of this Ordinance for sound levels which equal or exceed the sound levels set forth in Tables I and II, when measured at a receiving property located within the designated jurisdiction of the City Noise Control Officer.
  5. Cooperate with noise control officers of adjacent municipalities in enforcing one another’s municipal noise ordinance.
- D. No person shall cause, suffer, allow, or permit the operation of any source of sound on any source property listed above in such manner as to create a sound level that equals or exceeds the sound level limits set forth in Tables I and II when measured at or within the real property line of any of the receiving properties listed in Tables I and II, except as specified below.
- E. When measuring total sound or residual sound within a multi-use property, or within a residential unit when the property line between it and the source property is a common wall, all exterior doors and windows shall be closed and the measurements shall be taken in the center of the room most affected by the noise. Residual sound shall be measured in accordance with N.J.A.C. 7:29-2.9(b)2. When measuring total sound or residual sound, all sound sources within the dwelling unit must be shut off (i.e., television, stereo). Measurements shall not be taken in areas which receive only

casual use such as hallways, closets and bathrooms.

- F. Indoor measurements shall only be taken if the sound source: is on or within the same property as the receiving property, as in the case of a multi-use property (i.e., sound generated within a commercial unit of a multi-use property building and received within a residential unit of the same building) or multi-dwelling unit building. In addition, indoor measurements shall be taken if the property line between the receiving property and the source property is a common wall, such as in a multi-dwelling unit building. The allowable sound level standards for indoors are as shown on Tables I and II.
- G. Impulsive sound shall not equal or exceed 80 decibels at all times.
- H. Except as provided below, the provisions of this Section shall not apply to the exceptions listed in N.J.A.C. 7:29-1.4.
- I. Construction and demolition activities are exempt from the sound level limits set forth in Tables I and II, except as provided for in (B) below.
- J. Notwithstanding the provisions of Tables I and II, the following standards shall apply to the activities or sources of sound set forth below:
  - 1. Noncommercial or non-industrial power tools and landscaping and yard maintenance equipment shall not be operated between the hours of 8 p.m. and 8 a.m., unless such activities can meet the applicable limits set forth in Tables I and II. All motorized equipment used in these activities shall be operated with a muffler. At all other times, the limits set forth in Tables I and II do not apply to noncommercial or non-industrial power tools and landscaping and yard maintenance equipment.
  - 2. Commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, shall not be operated on a residential property or within two hundred fifty (250) feet of a residential property line when



operated on commercial or industrial property, between the hours of 6 p.m. and 7 a.m. on weekdays, or between the hours of 6 p.m. and 9 a.m. on weekends or federal holidays, unless such activities can meet the limits set forth in Table I and II. In addition, commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, utilized on commercial or industrial property shall meet the limits set forth in Tables I and II between the hours of 10 p.m. and 7 a.m. All motorized equipment used in these activities shall be operated with a muffler. At all other times, the limits set forth in Tables I and II do not apply to commercial or industrial power tools and landscaping and yard maintenance equipment.

3. Construction and demolition activity, excluding emergency work, shall not be performed between the hours of 6 p.m. and 7 a.m. on weekdays, or between the hours of 6 p.m. and 9 a.m. on weekends and federal holidays, unless such activities can meet the limits set forth in Tables I and II. All motorized equipment used in construction and demolition activity shall be operated with a muffler. At all other times, the limits set forth in Tables I and II do not apply to construction and demolition activities.
4. Motorized snowblowers, snow throwers, and lawn equipment with attached snow plows shall be operated at all times with a muffler. At all times, the limits set forth in Tables I and II do not apply.
5. All exterior burglar alarms of a building or motor vehicle must be activated in such a manner that the burglar alarm terminates its operation within five (5) minutes for continuous airborne sound and fifteen (15) minutes for impulsive sound after it has been activated. At all times, the limits set forth at Tables I and II do not apply.
6. Personal or commercial vehicular music amplification or reproduction equipment shall not be operated in such a manner that it is plainly audible at a residential property line between the hours of 10 p.m. and 8 a.m.

7. Personal vehicular music amplification equipment shall not be operated in such a manner as to be plainly audible at a distance of fifty (50) feet in any direction from the operator between the hours of 8 a.m. and 10 p.m.
8. Self-contained, portable, handheld music or sound amplification or reproduction equipment shall not be operated on a public space or public right-of-way in such a manner as to be plainly audible at a distance of fifty (50) feet in any direction from the operator between the hours of 8 a.m. and 10 p.m. Between the hours of 10 p.m. and 8 a.m. sound from such equipment shall not be plainly audible by any person other than the operator.
9. Sound levels exceeding the limits set forth in Table I shall be prohibited between residential units within the same multi-dwelling unit building. Measurements shall be taken indoors.

**Table I**  
**Maximum Permissible A-Weighted**  
**Sound Levels**

1. No persons shall cause, suffer, allow, or permit the operation of any source of sound on any source property listed above in such a manner as to create a sound level that *equals or exceeds* the sound levels listed below.

(A) Outdoors

<b>Receiving Property Category</b>	<b>Residential property, or residential portion of a multi-use property</b>		<b>Commercial facility *, public service facility, nonresidential portion of a multi-use property, or community service facility</b>
<b>Time</b>	<b>7 a.m. – 10 p.m.</b>	<b>10 p.m. – 7 a.m.</b>	<b>24 hours</b>
Maximum A-Weighted sound level standard, dB	65	50	65

(B) Indoors

<b>Receiving Property Category</b>	<b>Residential property, or residential portion of a multi-use property</b>		<b>Commercial facility *, public service facility, nonresidential portion of a multi-use property, or community service facility</b>
<b>Time</b>	<b>7 a.m. – 10 p.m.</b>	<b>10 p.m. – 7 a.m.</b>	<b>24 hours</b>
Maximum A-Weighted sound level standard, dB	55	40	55

\* In those instances when a commercial facility shares a common wall/ceiling/floor with another commercial facility that is producing the sound.

**Table II**  
**Maximum Permissible Octave Band Sound Pressure Levels in Decibels**

1. No person shall cause, suffer, allow, or permit the operation of any source of sound on any source property listed above in such a manner as to create a sound pressure level that *equals or exceeds* the sound levels listed below in one or more octave bands.
2. When octave measurements are made, the sound from the source must be constant in level and character. If octave band sound pressure level variations exceed plus or minus 2 dB in the bands containing the principal source frequencies, discontinue the measurement

Receiving Property	Residential property, or residential portion of a multi-use property		Residential property, or residential portion of a multi-use property		Commercial facility, public service facility, nonresidential portion of a multi-use property, or community service facility	Commercial facility or nonresidential portion of a multi-use property
	OUTDOORS		INDOORS		OUTDOORS	INDOORS
Octave Band Center	Octave Band Sound Pressure Level, dB		Octave Band Sound Pressure Level, dB		Octave Band Sound Pressure Level, dB	Octave Band Sound Pressure Level, dB
Time	7 a.m. – 10 p.m.	10 p.m. – 7 a.m.	7 a.m. – 10 p.m.	10 p.m. – 7 a.m.	24 hours	24 hours
31.5	96	86	86	76	96	86
63	82	71	72	61	82	72
125	74	61	64	51	74	64
250	67	53	57	43	67	57
500	63	48	53	38	63	53
1,000	60	45	50	35	60	50
2,000	57	42	47	32	57	47
4,000	55	40	45	30	55	45
8,000	53	38	43	28	53	43

**577-252     Open Space and Recreation Facilities.**

- A. In development plans where common open space is provided, it shall be clearly delineated, dimensioned and tabulated to nearest

tenth of an acre on the final development plan.

Except in age restricted developments, active recreation facilities shall include, at a minimum, play lots located so as to serve conveniently all units in the development and meeting the following minimum standards: Tot lots, with a minimum area of two thousand (2,000) square feet for toddlers and five thousand (5,000) square feet for older children, containing such facilities as swings, a slide, play sculptures, and benches for parents. Tot lots shall be located with due consideration of their effective service radius of 1/8 of a mile and their capability to serve not more than approximately one hundred (100) children, each.

- B. All recreational facilities shall be operated for the residents thereof and shall not be made available commercially to anyone who pays a fee.
- C. The design and use of open space areas shall protect the natural resources and qualities of the site, including the natural terrain, woodlands, significant views, historic sites and/or districts, and any unique and unusual feature.
- D. Dedicated open space, to the greatest extent practicable, should be contiguous.
- E. Developments in non-residential and mixed-use zones should provide outdoor amenities for employees, examples of which include benches, tables and landscaped green areas.
- F. Residential subdivisions of eight or more lots shall provide at least ten percent (10%) dedicated open space, of which fifty percent (50%) must be usable land to provide for active and/or passive recreation as found to be appropriate by the Planning Board based on existing and/or anticipated resident need and demand.
- G. Recreation facilities. As a minimum requirement, no less than fifty percent (50%) of all recreation improvements shall be installed prior to the issuance of a certificate of occupancy for more than seventy-five percent (75%) of the total number of approved dwelling units.

Dwelling Units	Tot Lot	Multi-purpose Field	Tennis Court	Basketball Court
8-25	1			
26-50	1	1		
50+	1	1	1	1

- H. When allowed by the Planning Board, a cash contribution may be made in lieu of providing recreational equipment, otherwise the fee per dwelling unit as required by Ordinance as may be amended from time to time is to be posted. This contribution shall be made to an open space trust fund maintained by the City specifically for the periodic purchase, lease, acquisition and/or maintenance of active recreation lands and improvements for the use of City residents. Said contribution shall be paid as follows: ½ at the time of final approval and the balance per unit at the time of each building permit, in addition to the regular building permit fees. The land required to be used for active recreation shall thereafter be used for passive recreation unless the City elects to construct active recreation facilities thereon at City expense.

**577-253**     **Signs.**

Signs shall be permitted only in compliance with the following regulations which are intended to be attractive, coordinated, informative and efficient.

- A. All signs, whether permitted or non-conforming, shall comply with all applicable county, state and federal sign regulations as well as the following general standards:
1. Each subdivision and site plan application shall include a sign plan showing the specific design, location, size, height, construction, illumination, and landscaping of proposed signs in accordance with the regulations contained herein.
  2. No signs shall be hung, erected or placed upon any building or property unless a sign plan has been approved by the Planning Board or Zoning Board of Adjustment, or a written application has been made to the Zoning Officer/Administrative Officer by the owner of the building or property and a permit has been issued upon payment of the

established fee. Signs located in an historic district and in an historic conservation overlay district shall be reviewed by the Historic Preservation Commission.

3. Signs may be located on a lot so that they shall not be in or within the public right-of-way, nor interfere with sight distances at street intersections or ingress or egress points to a lot, development or subdivision. Signs designed to be seen from vehicles shall be perpendicular to the line of travel, while signs designed to be read on foot can be placed parallel with walks. Adjacent signs on adjoining buildings or store fronts shall be placed within the same horizontal band and be of harmonious materials and colors.
4. No sign using red, green, blue, or amber illumination in a beam, beacon, or flashing form resembling an emergency light shall be erected in any location.
5. No sign which does not conform with these regulations shall be rebuilt, enlarged, changed or moved.
6. No permitted sign shall extend or project above the highest elevation of the wall to which it is attached.
7. No sign shall be placed in such a position that it will cause danger to traffic on a street or which is entering a street by obscuring the view of traffic on either street. In no case shall any sign, other than an official sign or a functional sign, be erected within the official right-of-way of any street, unless specifically authorized by ordinance or regulations of the City of Camden. All signs other than those permitted within the street right-of-way shall be erected either with the bottom of the sign at least eight (8) feet above the level at which the driveway meets the street or set back from the property line for a distance of not less than five (5) feet or at least twenty (20) feet from the side of any street or driveway intersection.
8. No sign shall be erected containing information on it which states or implies that a property may be used for any purpose not permitted under the provisions of this Article in the zoning district in which the property to which the sign

relates is located.

9. In order that no sign may be injurious to public interest or endanger the interests of public safety or morals, all unlicensed signs shall be removed upon receipt of a written notice of violation served by the Zoning Officer/Administrative Officer or his representative to the landowner or lessor or lessee of the sign. Such violation shall be discontinued immediately upon receipt of written notice.
10. The Parking Authority of the City of Camden shall be permitted to post advertising on the parking meters owned and operated by the Parking Authority of the City of Camden. However, no advertisement shall exceed the size of the face of any meter.
11. Signs deemed necessary for the public welfare by the City, including, but not limited to, customary no trespassing and traffic or circulation directional signs, are permitted in all zones. Such signs shall not pertain to any company, individual or business establishment or organization, fraternal or otherwise.
12. All signs shall be kept in good repair which shall include replacement or repair of broken or malfunctioning structural elements, casings, faces, or lighting elements and the maintenance of legibility. Upon determining that a sign has become structurally unsafe or endangers the safety of the building or the public, the Zoning Officer/Administrative Officer shall order such sign be made safe or removed. Such order shall be complied with within ten (10) days of the receipt thereof by the owner of the building or premises on which such unsafe sign is affixed or erected.
13. An annual inspection is to be made by the Zoning Officer/Administrative Officer during the second calendar quarter for the purpose of enforcing compliance with this Section and assuring the structural soundness and safety of all signs. A certificate will be issued by the Zoning



Officer/Administrative Officer if the sign inspected conforms with this Section and is structurally sound and safe. An annual inspection fee shall be established by the City Council.

14. All signs must have a valid, current sign permit. Signs not having a valid, current permit must be removed upon notification by the Zoning Officer/Administrative Officer. If the sign is not removed within thirty (30) days of such notification, the Zoning Officer/Administrative Officer shall file a complaint or summons in Municipal Court for up to a one thousand dollar (\$1,000.00) per day fine and/or thirty (30) days in jail.
  15. All permanent signs shall be designed and erected in a manner consistent with applicable provisions of the Americans with Disabilities Act of 1990.
  16. No sign shall be illuminated between the hours of 10 p.m. and 7 a.m. the following morning, unless the business or use so advertised is open to the public later than 10 p.m., in which case the establishment may keep its sign illuminated until the business closes, but not after.
  17. Applicants shall also comply with all applicable County, State and Federal sign regulations.
- B. All principal buildings in all districts shall be clearly identified as to house number, street number or name by means of a small unobstructed, non-illuminated sign clearly visible and legible from an abutting street or parking lot. Such signs shall not require a construction permit.
- C. The following signs are prohibited in all zones:
1. Abandoned signs.
  2. A flashing, blinking, twinkling, animated, moving, rotating or projected sign of any type, or a sign which presents an illusion of movement. Static time and temperature displays and barber poles are permitted.

3. Any sign so erected, constructed or maintained as to obstruct any fire escape, window, door or opening used as a means of egress or ingress; or interfere with any opening required for legal ventilation.
4. Signs painted or constructed on the exterior walls of buildings and having the physical characteristics of billboards, whether or not they relate to the business transacted on the premises.
5. Silhouetted or three-dimensional signs, i.e., signs lacking a background and having letters, figures or devices silhouetted against the sky or other open space not a part of the sign, and/or signs in which objects or representational devices are present in the round or other than in a vertical plane.
6. Any sign advertising property, goods, or services that are no longer available.
7. Signs on accessory buildings or structures.
8. Signs painted on an exterior building wall, fascia, parapet, chimney, or on a fence.
9. Signs attached to or painted on posts, utility poles, benches, rocks, curbs, walks, lamps, hydrants, street lights, bus shelters, bridges, trees and/or other living vegetation. This does not apply to "no trespassing," "no fishing" and/or warning signs such as "beware of dog" or of an existing danger.
10. Any sign whose form, character, or shape may confuse or dangerously distract the attention of the operator of a motor vehicle.
11. Signs which in any way simulate official, functional, directional or warning signs erected or maintained by the State of New Jersey, County or municipality thereof, any railroad, public utility or similar agency concerned with the

protection of public health or safety.

12. Any advertisement which uses a series of two (2) or more signs or units, placed in a line parallel to the highway or in similar fashion, all carrying a single advertising message, part of which is contained on each sign.
13. Signs in which the colors red and green are used either in direct illumination or in high reflection by the use of special preparations such as fluorescent paints or glass in such a manner as to resemble traffic signs or signals.
14. Signs which flash, move, revolve, rotate, swing, flutter or otherwise attract attention through the movement or flashing of parts, including automatic electronically controlled copy changes, or through the impression of movement or flashing.
15. Pennant signs, banners, posters, ribbons, streamers, strings of light bulbs, spinner or other similarly moving devices, except as a temporary sign.
16. Signs producing glare or using bare bulbs or tubing such as fluorescent or neon.
17. Any sign visible from the public right-of-way using an arrow or the word "stop."
18. Roof signs extending above or attached to the parapet or eaves of a building, except facade or wall signs in shopping centers.
19. Portable and wheeled signs, except as temporary signs.
20. Signs placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product, or direct people to a business or activity located on the same or nearby property. However, this is in no way intended to prohibit signs placed on or affixed to vehicles and trailers,

such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer.

21. The replacement of any non-conforming sign.
22. Flags and pennants or any moving object used for advertising purposes, whether containing a message or not. This provision shall not be construed to include single flags or pennants attached directly to permanent poles.
23. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of the Land Development Ordinance in the zoning district in which the property to which the sign relates is located.
24. Permanent marquees extending over the sidewalk.
25. Signs posted on City property except where specifically authorized by the City.
26. Signs installed or painted on sidewalks or curbs.
27. Signs using mechanical or electrical devices or wind to revolve, flash, or display movement or the illusion of movement or to spell alternating messages.
28. Signs which constitute a hazard to the traveling public.
29. Signs which contain untruthful or misleading information.
30. Throw-aways or handbills on porches, in cars, or distributed in any manner as to permit their being blown and littering the streets.
31. Signs posted on fences, posts, utility poles, public benches, street lights, bus shelters, trees and/or other living vegetation.
32. Signs on abutments, retaining walls, embankments, standpipes, water towers, or similar structures.

33. Signs which contain or are an imitation of an official traffic signal or hide from view any traffic street signal or sign.
34. Signs which emit odors or smoke or produce noise or sounds capable of being heard even though the sounds produced are not understandable.
35. Signs which utilize any revolving beacon lights.
36. Signs using any lighting or radio control mechanism which may cause radio or television interference.
37. Signs or billboards which advertise, promote, indicate the location of, or otherwise direct attention to a business, commodity, service, or entertainment that is not available on the lot upon which the sign is located, except as permitted in this section.
38. Illuminated signs where the source of light is directly visible from adjoining properties or streets.
39. Changeable copy signs, unless the sign relates to a movie theater or school.
40. All temporary signs, except as set forth herein.

D. The following signs are hereby exempt from the provisions of this Article, except for such instances where any sign listed herein is found to be unsafe or unlawful:

1. Signs affixed to vehicles and trailers where the sign is incidental and accessory to the primary use of the vehicle or trailer.
2. Signs not exceeding four (4) feet in aggregate gross surface area; which provide direction or instruction to guide persons to facilities intended to serve the public, providing that such signs contain no advertising of any kind. Such signs include those identifying rest rooms, public telephones, public walkways, acceptance of designated credit cards, and other

similar signs providing direction or instructions to persons using a facility but not including those signs accessory to parking areas.

3. Flags, emblems, and insignia of political, professional, religious, educational, or corporate organizations providing that such flags, emblems, and insignia are displayed for noncommercial purposes.
4. Governmental signs for control of traffic and other regulatory purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety which are erected by, or at the order of a public officer or employee in the performance of the officer's or employee's duties.
5. Signs or other materials temporarily displayed on traditionally accepted civic, patriotic, or religious holidays.
6. Signs which are fully located within the interior of any building, or within an enclosed lobby of any building, and signs located within the inner or outer lobby court, or entrance of any building which are intended solely for information relating to the interior operation of the building in which they are located.
7. Memorial plaques or tablets, grave markers, statuary, or other remembrances of persons or events that are non-commercial in nature.
8. No trespassing, no dumping, no parking, towing, and other similar signs.
9. Official notices posted by public officers or employees in the performance of the officer's or employee's duties.
10. Signs required by governmental bodies or specifically authorized for a public purpose by any law, statute, or ordinance. Such public signs may be of any type, number, area, height, location, or illumination as required by law,

statute, or ordinance.

11. Signs placed on or affixed to vehicles and/or trailers where the sign is incidental to the primary use of the vehicle or trailer. However, this is not in any way intended to permit signs placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property.
  12. Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies not exceeding two (2) square feet in gross surface area of each exposed face.
  13. Permanent, non-flashing signs on vending machines, gasoline pumps, or other similar machines indicating only the contents of such devices, the pricing of the contents contained within, directional or instructional information as to use, and other similar information not exceeding four (4) square feet in gross surface area for each exposed face.
  14. Signs warning the public of the existence of danger but containing no advertising material; to be removed by the owner within three (3) days upon subsistence of danger. Such warning signs may be of any type, number, area, height, location, or illumination as deemed necessary to warn the public of the existence of danger.
  15. Signs indicating the private nature of a road, driveway, or other premises; and signs controlling the use of private property, such as prohibition of hunting or fishing.
- E. Temporary signs may be erected and maintained only in accordance with the following provisions.
1. No person shall erect, construct, repair, alter, or relocate any temporary sign, except temporary political, real estate, and other so identified signs, without first obtaining a permit from

the Zoning Officer/Administrative Officer. The Zoning Officer/Administrative Officer shall impose as a condition of the issuance of a permit for temporary signs such requirements as to the material, manner of construction, and method of erection of a sign as are reasonably necessary to assure the health, safety, welfare, and convenience of the public. Temporary signs may be illuminated and shall be limited to non-projecting wall signs, attached ground signs, portable and wheeled signs, or freestanding signs as defined herein. Temporary signs shall not be permitted in shopping centers.

2. Not more than one (1) temporary freestanding construction sign shall be permitted on any lot identifying the architects, engineers, builders, brokers, bankers, contractors and others connected with the construction of any building on a lot or buildings within a subdivision. Temporary construction signs shall be located only on the premises upon which the construction is either about to occur or is occurring. Such signs shall be set back at least ten (10) feet, as measured from the base of the sign. Such temporary construction signs shall not exceed forty (40) square feet in area. Company logos are permitted in color, no larger than nine (9) inches in height.

F. The following supplemental regulations and design considerations shall apply to all permitted signs as set forth herein:

1. There shall be a consistent sign design theme throughout a particular development project. The design theme shall include style of lettering, construction, material, type of pole or standards, size, proportion, lighting, and day/night impacts. Color of letters and background shall be carefully considered in relation to the color of the material of the building(s) or where the signs are proposed to be located. Signs shall be a subordinate rather than predominant feature of any plan.
2. All signs shall be permanently fixed to the ground or attached to a building or structure in a manner conforming to



the construction standards effective in the city and other applicable state and city statutes and ordinances.

3. One (1) temporary real estate sign may be erected or installed without any permit announcing that the property on which it is located is for sale, lease or rent. Temporary real estate signs shall be located only upon the premises for sale, lease or rent. Signs as above described placed in housing developments or acreage containing more than one (1) house lot shall be removed when all the properties have transferred to individual renters or purchasers. Such signs shall not exceed an area of four (4) square feet on a tract of less than three (3) acres or twenty-four (24) square feet on a tract larger than three (3) acres. If freestanding, such signs shall be set back from the street line a distance in feet equal to one and one-half (1½) times its area in square feet. The for-sale or lease sign shall be removed within seven (7) business days following the completion of sales or lease transaction.
  
4. Temporary political signs shall be permitted in all zones for a period of two (2) months prior to a primary, general or special election and for one (1) week thereafter. On private property said signs shall not exceed twelve (12) square feet and no side or diameter of any sign shall exceed six (6) feet. In the public right-of-way each temporary political sign shall not exceed an aggregate gross surface area of two (2) square feet. There shall be no more than one (1) temporary political sign for each lot. There shall be no limit on the permitted number of temporary political signs to be located in the public right-of-way. On private property, temporary political signs may be located in any required yard. Subject to the determination of the Zoning Officer/Administrative Officer in accordance with public safety requirements, temporary political signs may be located in public rights-of-way, but not across, over, or extending onto the paved portion of any public roadway. Temporary political signs located in a public right-of-way shall not be located closer than three hundred (300) feet apart. Temporary political signs located in a public right-of-way shall be erected or installed in such a manner so as not to interfere with or

obstruct access, activity or vision along any such public right-of-way. Further, such signs shall not be attached to or placed on traffic signals, trees, and other similar vegetation. Temporary political signs shall not project higher than fifteen (15) feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

5. Temporary business signs shall be permitted to identify special, unique, or limited activities, services, products or sales of a limited duration. There shall not be more than two (2) permits for temporary business signs issued for the same premises within one (1) calendar year. In residential areas, temporary business signs shall not exceed four (4) square feet in gross surface area for each exposed face. In non-residential areas, temporary business signs shall not exceed thirty two (32) square feet in gross surface area for each exposed face.
  - 1) Temporary business signs shall be located only upon the lot which the special, unique, or limited activity service product or sale is to occur. Such signs may be located in any required yard, but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from a lot to a public roadway. In residential areas, temporary business signs shall not project higher than fifteen (15) feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.
  - 2) Temporary business signs shall be erected and maintained for a period not to exceed thirty (30) days, and shall be removed within three (3) days of the termination of the activity, service, product, or sale.
6. Temporary event signs shall be permitted to announce campaigns, drives, activities, or events of a civic, philanthropic, educational or religious organization for non-commercial purposes. The permitted number, area, height, location, and construction of temporary event signs shall be determined by the Zoning Officer/Administrative Officer with

consideration given to the public safety and the signage reasonably necessary and appropriate for the intended purpose. Any temporary event sign which is permitted by the Zoning Officer/Administrative Officer to extend over or onto a public right-of-way shall be erected and maintained in such a manner as to not interfere or obstruct access, activity, or vision along any such public right-of-way. Temporary event signs may be erected and maintained for a period not to exceed thirty (30) days prior to the date of which the campaign, drive, activity, or event advertised is scheduled to occur and shall be removed within three (3) days of the termination of such campaign, drive, activity, or event. No more than two (2) permits for temporary event signs shall be issued for the same premises within one (1) calendar year.

7. Signs shall be soundly constructed and lettered by a professional sign company, not cause an obstruction or hazard, not impede viewing of other existing signs or displays, and shall not interfere with vehicular or pedestrian traffic.
8. The area of a sign shall be computed as the total square foot content of the background upon which the lettering, illustration, or display is presented, including any wall support or frame. If there is no circumscribed background, the sign area shall be computed as the product of the largest horizontal width and the largest vertical height of the lettering, illustration, or display. This shall not be construed to include the supporting members of any sign which are used solely for such purpose. For signs with two (2) display faces, the maximum area requirement shall be permitted on each side.
9. Signs of mechanics and artisans are permitted, but such signs shall be erected only on the premises where such persons are working, and only during the period of time that such persons are performing work on the premises; the area on one (1) side of any such sign shall not exceed six (6) square feet.
10. Wall signs shall not cover wholly or partially any wall opening

including doors, fire escapes, and windows, nor project beyond the ends of the wall to which they are attached. All such signs must be safely and adequately attached to said building wall by means satisfactory to the Zoning Officer/Administrative Officer.

11. There shall be a minimum distance of fifteen (15) feet between any side property line and the nearest portion of any freestanding sign erected under the provisions of this Article, and there shall be a minimum distance of sixty (60) feet between the nearest portions of a freestanding sign and another freestanding sign. A property with a frontage of less than fifty (50) feet shall be permitted a freestanding sign.
12. Non-conforming signs which are structurally altered, relocated, or replaced shall comply with all provisions of this Article.
13. In the event that the use of an existing non-conforming sign changes, or an existing non-conforming sign is destroyed totally, an application for a sign permit must be submitted in accordance with the provisions of this section for the changed use or replacement sign.
14. The area, brilliance, character, color, degree, density, intensity, location and type of illumination of any sign shall be the minimum necessary to provide for the readability of the proposed sign by the public without shedding further illumination on nearby buildings. For internally lit signs, the average illumination shall not exceed one-half ( $\frac{1}{2}$ ) foot candle. For externally lit signs, the average illumination on the surface of such signs shall not exceed one (1) foot candle. All sources of illumination shall be shielded or directed in such a manner that the direct rays therefrom are not cast upon any property other than the lot on which such illumination is situated. Illumination shall be steady in nature, not flashing, moving, or changing in brilliance, color or intensity.
15. OSHA approved safety colors shall be prohibited colors for

use as colors of signs or sign illumination.

16. No signs except directional or traffic signals shall be permitted on public streets or rights-of-way.
17. Within any non-residential Zoning District, signs shall be attached and parallel to the face of the building and shall not extend further than twelve (12) inches from the face of the building; provided, however, that where a sign extends more than three (3) inches from the face of said building, no portion of said sign shall be closer than ten (10) feet to the ground level below said sign and further provided that where a building has permanent canopy or marquee constructed as an integral part of said building, a sign as permitted in this section may be placed on the front of the marquee provided that no part of said sign extends below or beyond the front edge of the canopy or marquee. For the purpose of administering this section, the permitted area of the sign on the canopy or marquee shall be determined by the area of the wall from which said canopy or marquee extends.

G. Notwithstanding any other provisions of this Article, service stations, where permitted, may display only the following signs which are deemed customary and necessary to their respective business:

1. One (1) freestanding sign advertising the name of the station and/or the principal products sold on the premises, including any special company or brand name, insignia or emblem, provided that each such sign shall not exceed thirty (30) square feet in area on each side and shall be placed not less than ten (10) feet within the property line and no portion of said sign other than supporting members shall more than sixteen (16) feet above the ground.
2. No permit for a freestanding sign of shall be issued unless two (2) sets of detailed plans of the sign, structure, and foundation have been submitted and approved. Such plans shall show the wind resistance calculations and shall bear the signature and seal of an architect or professional engineer registered in the State of New Jersey.

3. Directional signs or lettering displayed over individual entrance doors or bays, consisting only of the words "washing," "lubrication," "repairs," "mechanic on duty," or other words closely similar in import provided that there shall be not more than one (1) such sign over each entrance or bay, the letters thereof shall not exceed twelve (12) inches in height and the total area of each such sign shall not exceed three (3) square feet.
  4. Customary lettering on or other insignia which are a structural part of a gasoline pump, consisting only of the brand name of gasoline sold, lead warning sign, a price indicator, and any other sign required by law and not exceeding a total of two (2) square feet on each pump.
- H. All signs planned for installation on Camden's historic buildings (as identified in the Camden Historic Survey) must meet the size and placement specifications of this article. In addition, the Historic Preservation Commission has the authority to further modify the sign requirements as specified in the following guidelines:
1. The sign should express an easy-to-read, direct and simple message made in a professional manner. Homemade signs should be avoided, but, when necessary, they shall display consistent lettering of a recognized letter style. Homemade signs shall not display rustic, primitive or historically inaccurate letter styles.
  2. A storefront should not have more than two (2) signs: one (1) primary, and one (1) secondary.
  3. Primary and secondary signs shall not hide or obliterate important architectural details such as cornices, windows or lintels, nor shall the signs harm existing architectural details during installation or removal as follows:
    - a. Lettering shall not cover more than seventy-five percent (75%) of the surface area of the sign and generally should be eight (8) to eighteen (18) inches

high.

- b. The lettering and sign shall be compatible with the architecture of the building.
  - c. Sign colors shall harmonize with the exterior tones of the building, i.e., muted colors for background with light or dark characters.
  - d. Well-spaced small letters are recommended over large cramped letters.
  - e. Standard national franchise signs which are not compatible with the building shall be avoided. The use of a national franchise symbol or logo on the sign could be acceptable, given that it meets the stated parameters.
4. Window signs and awnings.
- a. Window signs shall not obscure the display area. The color of the letters shall contrast with the display background. Light-colored or gold-leafed letters with dark borders are effective.
  - b. Awnings can also serve as signs with contrasting letters painted or sewn onto the valance. Usually six- to eight-inch letters are sufficient.
5. Painted signs can be directly illuminated with shielded fluorescent tubes or incandescent lights. Light shall be constant and of low intensity. The lighting system shall continue to keep the sign an integral part of the facade of the building. Neon lighting will be reviewed individually, given that it meets the stated parameters. Stark lighting contrasts, fluorescent colors and flashing elements shall be avoided.
- I. Window lettering and signs shall be permitted only in non-residential zones. For the purpose of enforcing this ordinance, window lettering and signs shall be subject to the following restrictions:

1. All window lettering and signs shall be inside the window, and considered interior signs as defined in this Ordinance.
2. Permanent window lettering or signs shall be permitted only if the rectangle or circle confining such lettering or sign, or the background upon which it appears, does not exceed ten (10%) percent of the window area. Any painted area of any window shall be construed as window lettering or signs, whether or not such area actually contains lettering or advertising.
3. The window lettering or sign shall pertain only to the establishment occupying that portion of the premises where the window is located.
4. Temporary window lettering or signs, advertising special sales or events shall be removed within seven (7) days following the advertised event or within thirty (30) days after erection, whichever is earlier. Such temporary window lettering or signs, in conjunction with any permanent window lettering or sign, shall not cover, in the aggregate, more than twenty-five (25%) percent of the window area. The owner shall notify the Zoning Officer/Administrative Officer of the date of installation of any temporary window lettering or signs; such notification shall also include the text.
5. The following window lettering and signs are specifically prohibited:
  - a. Those having an exterior source of illumination.
  - b. Moving signs.
6. All window lettering and signs shall be kept in good repair.
7. The Zoning Officer/Administrative Officer shall have the authority to order the removal of any window lettering or sign which does not conform to these specifications. Any owner or tenant not complying within seventy-two (72) hours of



such an order shall be in violation of the provisions of this ordinance and subject to penalties set forth therein.

J. All signs shall be properly maintained. Exposed surfaces shall be clean and painted, if paint is required. Defective parts shall be replaced. The Zoning Officer/Administrative Officer shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.

K. Design Standards.

1. Signs shall strengthen the architectural diversity of the municipality's buildings. Signs which obscure or ignore a building's architecture should be avoided. Signs shall be integrated with a building's architecture in terms of form, materials, color, and size.
2. Signs shall be appropriate for the era in which the building was constructed.
3. Signs shall not alter the way in which a building functions.
4. Designers shall strive for creativity in the form and variety of signage within the size limitations set forth herein.
5. Designers are strongly encouraged to include symbols, images, and other graphic objects to convey the type of establishment using the sign.
6. The typeface used to represent words should convey the character of the establishment and the era of the building.
7. The contrast of a sign's lettering and symbols with its background should be disparate to convey legibility.
8. Outside of an historic district, back lighted individual letter channel signs to convey text, mounted on masonry, are preferred.
9. The background of internally illuminated signs should not be lighted but only the individual letters, logos, or symbols that

convey the sign's message.

L. Illumination.

1. In addition to complying with the provisions of this Ordinance, all signs in which electrical wiring and connections are to be used shall be subject to the applicable provisions of the Land Development Ordinance.
2. The use of unshielded lighting, including incandescent light bulbs hung or strung on poles, wires, or any other type of support, to illuminate buildings, structures, outdoor sales areas, or outdoor storage areas is prohibited except:
  - a. During the month of December for areas in which Christmas trees are offered for sale;
  - b. On a temporary basis for areas in which carnivals, fairs, or other similar activities are held; and
  - c. On a temporary basis as otherwise determined appropriate by the City Council.
3. A building or other structure may be illuminated, but all lighting used for this purpose must be designed, located, shielded, and directed in such a manner that the light source is fixed and not directly visible from any adjacent publicly dedicated roadway and surrounding property.
4. All signs shall be so designed, located, shielded and directed so as to prevent the casting of glare or direct light from artificial illumination upon adjacent public or private roadways and surrounding property.
5. Signs shall be free of bright spots and there shall be no exposed raceways or electrical conduits.

M. Non-conforming signs.

1. It is the intent of this Article that, as expeditiously as legally

possible, all existing signs not conforming to the provisions of this Article shall be eliminated or brought into conformity with this Article.

2. In the event that an existing non-conforming sign is altered or proposed to be altered, the sign must either be brought into conformity with this Article or removed immediately. An alteration will include:
  - a. Change of size or configuration of sign.
  - b. Substantial reconstruction after destruction by fire, storm or other calamity. "Substantial reconstruction" shall mean that at least fifty percent (50%) of the sign and/or supporting structure will require replacement.
3. All owners of non-conforming signs will be notified that their signs are non-conforming and of the terms of this Article.
4. Signs which have not received proper sign permits, as approved by the Planning Board, shall not be considered non-conforming signs and shall be promptly removed.

N. The following types of signs and no others shall be permitted in the R-1 thru R-3 Residential zoning districts:

1. Official highway route number signs, street name signs, direction signs and other official traffic signs.
2. Any sign erected by the city, county, state or federal government.
3. Signs used for the protection of the public during construction or repairs.
4. Non-illuminated nameplate signs containing the name or address of the occupant or of the permitted occupation, with a maximum size of two (2) square feet. There shall be a maximum of one (1) to a lot.
5. "For sale" or "for rent" signs with a maximum size of twelve

(12) square feet. There shall be a maximum of one (1) to a lot. The sign shall be removed within seven (7) days after the consummation of a lease or sales transaction.

6. Accessory business signs for permitted non-conforming uses, consisting of a sign which directs attention to a profession, business, commodity, service or entertainment conducted, sold or offered upon the same lot. Such signs shall have a maximum size of twelve (12) square feet. There shall be a maximum of one (1) to a lot.
7. Signs offering the sale of lots in a subdivision containing four (4) or more lots or sale or rental of multiple-dwelling units containing not less than ten (10) units. There shall be a maximum of two (2) signs to a development. All such signs may have a maximum area of twenty-four (24) square feet.
8. Signs designating entrance to or exit from a parking area with a maximum size of three (3) square feet. There shall be a maximum of one (1) for each entrance and exit.
9. Identification signs for places of worship, hospitals, schools, playgrounds, parks and public utility installations, each of which shall be permitted one (1) sign not to exceed twenty-four (24) square feet in area. In addition, a changeable copy sign not exceeding twelve (12) square feet in area and six (6) feet in height shall also be permitted.

O. The following types of signs and no others shall be permitted in the C-1 thru C-4 Commercial zoning districts:

1. Official highway route number signs, street name signs, direction signs and other official traffic signs.
2. Any sign erected by the city, county, state or federal government.
3. Signs used for the protection of the public during construction or repairs.

4. Non-illuminated nameplate signs containing the name or address of the occupant or of the permitted occupation, with a maximum size of two (2) square feet. There shall be a maximum of one (1) to a lot.
5. "For sale" or "for rent" signs with a maximum size of twelve (12) square feet. There shall be a maximum of one (1) to a lot. The sign shall be removed within seven (7) days after the consummation of a lease or sales transaction.
6. Accessory business signs for permitted non-conforming uses, consisting of a sign which directs attention to a profession, business, commodity, service or entertainment conducted, sold or offered upon the same lot. Such signs shall have a maximum size of twelve (12) square feet. There shall be a maximum of one (1) to a lot.
7. Signs offering the sale of lots in a subdivision containing four (4) or more lots or sale or rental of multiple-dwelling units containing not less than ten (10) units. There shall be a maximum of two (2) signs to a development. All such signs may have a maximum area of twenty-four (24) square feet.
8. Signs designating entrance to or exit from a parking area with a maximum size of three (3) square feet. There shall be a maximum of one (1) for each entrance and exit.
9. Identification signs for schools, playgrounds, parks and public utility installations, each of which shall be permitted one (1) sign not to exceed twenty-four (24) square feet in area. In addition, a changeable copy sign not exceeding twelve (12) square feet in area and six (6) feet in height shall also be permitted.
10. Signs required by law to be exhibited by the occupants of the premises.
11. No sign shall be placed, inscribed or supported upon the roof or upon the structure in such a fashion as will cause the sign to extend above the roof of any building.

12. Wall Signs.

- a. There shall be not more than one (1) wall sign for each principal building except that, where the building abuts two (2) or more streets, one (1) additional sign shall be permitted.
- b. The gross surface area of a wall sign shall not exceed five percent (5%) of the area of the building wall, including doors and windows, to which the sign is to be affixed or twenty-four (24) square feet, whichever is smaller. In all cases wall signs shall be of a design and proportion that is consistent with building dimensions and architectural character.
- c. If illuminated such illumination shall be achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.
- d. All wall signs shall utilize lettering and background uniform in style and coloring.
- e. A wall sign may be located on the outermost wall of any principal building, but shall not project more than eighteen (18) inches from the wall to which the sign is to be affixed. The location and arrangement of all wall signs shall be subject to the review and approval of the Planning Board.
- f. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or twenty (20) feet, as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.

13. Freestanding Signs.

- a. There shall not be more than one (1) freestanding

sign for each principal building.

- b. The gross surface area of a ground sign shall not exceed one hundred (100) square feet.
- c. A freestanding sign may be located in any required yard, but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from a lot to a roadway.
- d. A freestanding sign shall not project higher than sixteen (16) feet as measured from base of sign or grade of the nearest adjacent roadway, whichever is lower.
- e. The area surrounding the base of said sign shall be appropriately landscaped and kept neat and clean at all times.

14. Awning, Canopy, and Marquee Signs.

- a. The style of the sign shall be compatible with the architectural character of the building.
- b. There shall not be more than one (1) awning, canopy, or marquee sign exceeding an aggregate gross surface area of twelve (12) square feet for each principal building.
- c. The gross surface area of an awning, canopy, or marquee sign shall not exceed fifty percent (50%) of the gross surface area of the smallest face of the awning, canopy, or marquee to which such sign is to be affixed.
- d. A sign may be affixed to or located upon any awning, canopy, or marquee. The location and arrangement of all such signs shall be subject to the review and approval of the Zoning Officer/Administrative Officer.
- e. An awning, canopy, or marquee sign shall not project

higher than the top of the awning, canopy, or marquee to which such sign is to be affixed.

15. Attraction Boards.

- a. Commercial attraction boards shall be ground signs.
- b. Each principal building may erect a single attraction board identifying special, unique, or limited activities, services or products, or sales of limited duration occurring within the shopping center in which the attraction board is to be located.
- c. The gross surface area on an attraction board shall not exceed fifty (50) square feet in gross surface area.
- d. An attraction board may be located in any required yard but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from any zoning lot to a public roadway.
- e. An attraction board shall not project higher than fifteen (15) feet as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

16. Rear Service Signs.

- a. Each commercial use may include rear service signs affixed directly over the rear service entry of each principal tenant. Signs shall not exceed ten (10) square feet in gross surface area.
- b. Trade names and logos are permitted.

P. The following types of signs and no others shall be permitted in the GI, LI, PRI, and OLI zoning districts:

- 1. Official highway route number signs, street name signs,



direction signs and other official traffic signs.

2. Any sign erected by the city, county, state or federal government.
3. Signs used for the protection of the public during construction or repairs.
4. Non-illuminated nameplate signs containing the name or address of the occupant or of the permitted occupation, with a maximum size of two (2) square feet. There shall be a maximum of one (1) to a lot.
5. "For sale" or "for rent" signs with a maximum size of twelve (12) square feet. There shall be a maximum of one (1) to a lot. The sign shall be removed within seven (7) days after the consummation of a lease or sales transaction.
6. Accessory business signs for permitted non-conforming uses, consisting of a sign which directs attention to a profession, business, commodity, service or entertainment conducted, sold or offered upon the same lot. Such signs shall have a maximum size of twelve (12) square feet. There shall be a maximum of one (1) to a lot.
7. Signs designating entrance to or exit from a parking area with a maximum size of three (3) square feet. There shall be a maximum of one (1) for each entrance and exit.
8. Identification signs for schools, playgrounds, parks and public utility installations, each of which shall be permitted one (1) sign not to exceed twenty-four (24) square feet in area. In addition, a changeable copy sign not exceeding twelve (12) square feet in area and six (6) feet in height shall also be permitted.
9. Signs required by law to be exhibited by the occupants of the premises.
10. No sign shall be placed, inscribed or supported upon the roof or upon the structure in such a fashion as will cause the

sign to extend above the roof of any building.

11. Wall Signs.

- a. There shall not be more than one (1) wall sign for each principal building except that, where the building abuts two (2) or more streets, one (1) additional sign shall be permitted.
- b. The gross surface area of a wall sign shall not exceed three percent (3%) of the area of the building wall, including doors and windows, to which the sign is to be affixed or one hundred (100) square feet, whichever is smaller. In all cases wall signs shall be of a design and proportion that is consistent with building dimensions and architectural character.
- c. If illuminated such illumination shall be achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.
- d. All wall signs shall utilize lettering and background uniform in style and coloring.
- e. A wall sign may be located on the outermost wall of any principal building, but shall not project more than eighteen (18) inches from the wall to which the sign is to be affixed. The location and arrangement of all wall signs shall be subject to the review and approval of the Planning Board.
- f. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or twenty (20) feet, as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.

12. Freestanding Signs.

- a. There shall not be more than one (1) freestanding sign for each principal building.
- b. The gross area of a freestanding sign shall not exceed one hundred (100) square feet.
- c. A freestanding sign may be located in any required yard, but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from a zoning lot to a roadway.
- d. A freestanding sign shall not project higher than twenty (20) feet as measured from base of sign.
- e. The area surrounding the base of a ground mounted sign shall be appropriately landscaped and kept neat and clean at all times.

Q. The following types of signs and no others shall be permitted in the TOD, MW, MS and CC zoning districts:

1. Official highway route number signs, street name signs, direction signs and other official traffic signs.
2. Any sign erected by the city, county, state or federal government.
3. Signs used for the protection of the public during construction or repairs.
4. Non-illuminated nameplate signs containing the name or address of the occupant or of the permitted occupation, with a maximum size of two (2) square feet. There shall be a maximum of one (1) to a lot.
5. "For sale" or "for rent" signs with a maximum size of twelve (12) square feet. There shall be a maximum of one (1) to a lot. The sign shall be removed within seven (7) days after the consummation of a lease or sales transaction.

6. Accessory business signs for permitted non-conforming uses, consisting of a sign which directs attention to a profession, business, commodity, service or entertainment conducted, sold or offered upon the same lot. Such signs shall have a maximum size of twelve (12) square feet. There shall be a maximum of one (1) to a lot.
7. Signs offering the sale of lots in a subdivision containing four (4) or more lots or sale or rental of multiple-dwelling units containing not less than ten (10) units. There shall be a maximum of two (2) signs to a development. All such signs may have a maximum area of twenty-four (24) square feet.
8. Signs designating entrance to or exit from a parking area with a maximum size of three (3) square feet. There shall be a maximum of one (1) for each entrance and exit.
9. Identification signs for schools, playgrounds, parks and public utility installations, each of which shall be permitted one (1) sign not to exceed twenty-four (24) square feet in area. In addition, a changeable copy sign not exceeding twelve (12) square feet in area and six (6) feet in height shall also be permitted.
10. Signs required by law to be exhibited by the occupants of the premises.
11. No sign shall be placed, inscribed or supported upon the roof or upon the structure in such a fashion as will cause the sign to extend above the roof of any building.
12. Wall Signs.
  - a. Wall signs shall be permitted only on buildings that have no central lobby. Such signs shall identify the individual entrance for a user and shall be compatible in size, placement, color, material and design with the building architecture.
  - b. Company logos shall be permitted.

- c. Maximum letter height shall be six (6) feet, but in some cases shall be reduced to maintain consistency with building design.

13. Freestanding Signs.

- a. Multiple signs are allowed on a single property where such signage is used to designate multiple businesses or users.
- b. The gross surface area of a freestanding identification sign shall be permitted to vary although its width shall not exceed eighteen (18) feet.
- c. A freestanding sign may be located in any required yard, but shall not extend over any lot line or within any vehicular sight triangle or any point of vehicular access from a lot to a roadway.
- d. A freestanding identification sign shall not project higher than five (5) feet as measured from base of sign.
- e. The area surrounding the base of said sign shall be appropriately landscaped and kept neat and clean at all times.
- f. If illuminated, such illumination shall be achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters. Kiosk signage shall not exceed 18 feet.
- g. The design, format, and materials of identification signs shall be consistent with the site architecture.

14. Informational and Directory Signs.

- a. The gross surface area of an informational sign shall

be permitted to vary, although its width shall not exceed five (5) feet.

- b. An informational sign shall not project higher than eight (8) feet as measured from the base of the sign.
- c. All informational signs shall utilize lettering and backgrounds uniform in style and coloring.
- d. The design, format, and materials of informational signs shall be consistent with the site architecture.

R. Signs for Planned Developments, Shopping Centers or Industrial Parks.

Shopping centers, industrial parks, planned developments, multi-tenant structures or multi-structure uses shall be governed by the following regulations:

- 1. Each such development shall submit a signing plan to the Planning Board for approval. Such signing plan shall include details on:
  - a. Letter style,
  - b. Lighting,
  - c. Color,
  - d. Construction and materials,
  - e. Height of sign,
  - f. Height above grade or below roof line,
  - g. Locations; and
  - h. Standards.
- 2. The signing plan shall be based on an integrated design

theme to include all of the elements of a. through h. above. All of the above elements shall be designed to be in harmony and consistent with each other, the architectural and materials of principal structures and the landscaping plan. The Planning Board shall determine if a proposed signing plan meets the goals and objectives of this subsection.

3. The total area of all signs affixed to a structure shall not exceed five percent (5%) of the building facade of the structure. The Planning Board may permit total sign area up to seven percent (7%) of the building facade if, in the Planning Board's judgment, such additional area shall assist in developing a harmonious and integrated sign plan in accordance with the goals and objectives of this subsection.
4. Only one (1) freestanding sign shall be permitted on any single property, regardless of the number of establishments on the property, except that the Planning Board may authorize an additional freestanding sign if the property has access from more than one (1) public street.

S. Construction Specifications.

1. In addition to complying with the provisions of this Section, all signs shall be constructed in accordance with the applicable provisions of the Uniform Construction Code.
2. All signs erected after March 1, 2011 shall have affixed in a conspicuous place thereon the following information:
  - a. The date of erection;
  - b. The sign permit number;
  - c. The sign permit expiration date; and
  - d. The voltage of any electrical apparatus used in connection therewith.
3. No sign shall be suspended by nonrigid attachments that will

allow the sign to swing in the wind.

4. All freestanding signs shall have self-supporting structures erected on or permanently attached to concrete foundations.
5. All portable signs on display shall be braced or secured to prevent motion.

T. Auxiliary Specifications.

1. No sign shall be erected, constructed, or maintained so as to obstruct any fire escape, required exit, window, door opening, or wall opening intended as a means of ingress or egress.
2. No sign shall be erected, constructed, or maintained so as to interfere with any opening required for ventilation.
3. All signs shall be located in such a way that they maintain horizontal and vertical clearance of all electrical power lines and communication lines in accordance with the applicable provisions of the Uniform Construction Code.
4. All signs and their supporting structures shall maintain clearance and noninterference with all surface and underground facilities and conduits for water, sewage, gas, electricity, or communications equipment or lines. In addition, the placement of all signs and their supporting structures shall not interfere with natural or artificial drainage or surface or underground water.
5. No sign shall be erected, constructed, or maintained so as to interfere with any existing warning or instructional sign.

U. Review of Existing Permanent Signs.

1. The Zoning Officer/Administrative Officer shall, at a minimum, conduct an annual inspection of all permanent signs being displayed in the City on and after the effective date of this Section (which signs are hereinafter called



"existing permanent signs") for the purpose of identifying those existing permanent signs which are not in compliance with this Section.

2. Any person may file a written request with the Zoning Officer/Administrative Officer requesting an inspection of one (1) or more existing permanent signs as identified in the request. In each such instance the Zoning Officer/Administrative Officer shall promptly inspect such sign(s) to determine compliance with the provisions of this Section. However, no existing permanent sign need be inspected more than two (2) times annually. The Zoning Officer/Administrative Officer shall make a written report indicating the findings of the inspections to both the owner of the inspected sign and to the person filing the request for inspection.
3. The Zoning Officer/Administrative Officer shall notify in writing each owner of an existing permanent sign found to be in violation of any provision of this Section pursuant to inspections made. The notice shall specifically refer to each section of this Section under which a violation has been found to exist and thereupon describe the features of the inspected sign found to be deficient.
4. Each existing permanent sign which is the subject of a notice of violation shall thereupon be classified as a non-conforming sign unless the sign is deemed unsafe or insecure as determined by the Zoning Officer/Administrative Officer in which case such sign shall be subject to repair or removal.
5. The owner of an existing permanent sign which has been the subject of a notice of violation may appeal this notice by filing an appeal of this Ordinance not later than thirty (30) days after receipt of such notice of violation.

V. Non-Conforming Signs.

1. Any sign lawfully existing or under construction on the effective date of this Section which does not conform to one

(1) or more of the provisions of this Section may be continued in operation and maintained indefinitely as a legal non-conforming sign.

2. Normal maintenance of legal non-conforming signs, including changing of copy, necessary non-structural repairs, and incidental alterations which do not extend or intensify the non-conforming features of the sign, shall be permitted. However, no structural alteration, enlargement, or extension shall be made to a legal non-conforming sign unless the alteration, enlargement or extension will result in the elimination of the non-conforming features of the sign. If a legal non-conforming sign is damaged or destroyed by any means to the extent of fifty percent (50%) or more of its replacement value at that time, the sign may not be rebuilt or used thereafter unless it conforms to all of the provisions of this Section. In the event the damage or destruction of the non-conforming sign is less than fifty percent (50%) of its replacement value at that time, the sign may be rebuilt to its original condition and may continue to be displayed.

W. Removal of Certain Signs.

1. If the Zoning Officer/Administrative Officer shall find that any non-conforming sign, except for those legal non-conforming signs as specified, is displayed, the Zoning Officer/Administrative Officer shall give written notice to the owners, agent, or person having the beneficial interest in the building or the premises on which such sign is located. Removal of the sign shall be effected within ten (10) business days after receipt of the notice from the Zoning Officer/Administrative Officer. If such sign is not removed after the conclusion of such ten (10) day period, the Zoning Officer/Administrative Officer is hereby authorized to cause the sign to be removed forthwith at the expense of the owner, agent, or person having beneficial interest in the building or premises on which such sign is located.
2. Any sign, whether existing on or erected after the effective date of this Section, which advertises a business no longer

being conducted or a product no longer being offered for sale in or from the premises on which the sign is located shall be removed within ninety (90) days upon the cessation of such business or sale of such product by the owner, agent, or person having the beneficial interest in the building or premises on which such sign is located.

If the Zoning Officer/Administrative Officer shall find that any such sign advertising a business no longer being conducted or a product no longer being offered for sale in or from the premises in which the sign is located has not been removed within ninety (90) days upon the cessation of such business or sale of such product the Zoning Officer/Administrative Officer shall give written notice to the owner, agent, or person having the beneficial interest in the building or premises on which such sign is located. Removal of the sign shall be effected within ten (10) business days after receipt of the notice from the Zoning Officer/Administrative Officer. If such sign is not removed after the conclusion of such ten (10) day period, the Zoning Officer/Administrative Officer is hereby authorized to cause the sign to be removed forthwith at the expense of the owner, agent, or person having the beneficial interest in the building or premises on which such sign is located.

3. If the Zoning Officer/Administrative Officer shall find that any sign is unsafe or insecure, or is a menace to the public, the Zoning Officer/Administrative Officer shall give written notice to the owner, agent, or person having beneficial interest in the building or premises on which such sign is located. Correction of the condition which caused the Zoning Officer/Administrative Officer to give such notice shall be effected within ten (10) business days after receipt of the notice. If such condition is not corrected after the conclusion of such ten (10) day period, the Zoning Officer/Administrative Officer is hereby authorized to cause the sign to be removed forthwith at the expense of the owner, agent, or person having beneficial interest in the building or premises on which such sign is located. Notwithstanding the foregoing provision, the Zoning Officer/Administrative Officer is authorized to cause any sign

to be removed summarily and without notice, at the expense of the owner, agent, or person having beneficial interest in the building or premises on which such sign is located, whenever the Zoning Officer/Administrative Officer determines that such sign is an immediate peril to persons or property.

- X. The Zoning Officer/Administrative Officer is hereby designated as the enforcement officer for this Section. In furtherance of his/her authority the Zoning Officer/Administrative Officer shall have the following duties and powers:
1. Review all applications for sign permits, issuing permits for those signs found to be in compliance with the provisions of this Section.
  2. Conduct an annual or more frequent inspection of all permanent signs displayed in the City to ensure compliance with the provisions of this Section.
  3. Issue notices of violation to owner, agent, or person having beneficial interest in the building or premises on which such sign is located which is found to be in non-compliance with one (1) or more of the provisions of this Section.
  4. After due notice, cause the removal of certain signs which are found to be in non-compliance with one (1) or more of the provisions of this Section.
  5. Render, when called to do so, administrative interpretations regarding the provisions of this Section and their effect on the display of any sign located or to be located in the City.
  6. Maintain all records necessary to the appropriate administration and enforcement of this Section, including applications for variations and appeals.
  7. Provide and maintain a source of public information relative to all matters arising out of this Section.

Y. All signs shall be properly maintained. Exposed surfaces shall be clean and painted, if paint is required. Defective parts shall be replaced. The Zoning Officer/Administrative Officer shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.

Z. Illumination.

1. In addition to complying with the provisions of this Ordinance, all signs in which electrical wiring and connections are to be used shall be subject to the Uniform Construction Code.
2. The use of unshielded lighting, including incandescent light bulbs hung or strung on poles, wires, or any other type of support, to illuminate buildings, structures, outdoor sales areas, or outdoor storage areas is prohibited except:
  - a. During the month of December for areas in which Christmas trees are offered for sale;
  - b. On a temporary basis for areas in which carnivals, fairs, or other similar activities are held; and
  - c. On a temporary basis as otherwise determined appropriate by the City Council.
3. A building or other structure may be illuminated, but all lighting used for this purpose must be designed, located, shielded, and directed in such a manner that the light source is fixed and not directly visible from any adjacent publicly dedicated roadway and surrounding property.
4. In no instance shall the lighting intensity of any sign, whether resulting from internal illumination or external illumination, exceed twenty (20) footcandles when measured with a standard light meter perpendicular to the face of the sign from a distance measured one (1) foot from the face of the sign.
5. All signs shall be so designed, located, shielded and

directed so as to prevent the casting of glare or direct light from artificial illumination upon adjacent public or private roadways and surrounding property.

6. Signs shall be free of bright spots and there shall be no exposed raceways or electrical conduits.
- AA. Any person installing, altering, or relocating a sign for which a permit has been issued shall notify the Zoning Officer/Administrative Officer upon completion of the work. The Zoning Officer/Administrative Officer may require a final inspection, including an electrical inspection and inspection of footings on freestanding signs.

The Zoning Officer/Administrative Officer may require in writing upon issuance of a permit that he be notified for inspection prior to the installation of certain signs.

**577-254**      **Street Furniture.**

The Planning Board may require the installation of street furniture in association with a site plan or subdivision application as follows:

- A. A plan shall provide for those elements of street furniture appropriate to the particular use. These elements shall be functional elements of the built environment and include benches, planting boxes, plazas, public art, directional signs, bollards (posts), fences and walls, water features, atriums, public drinking fountains, trash receptacles, bike racks, sculpture. The street furniture plan shall include location, size, lighting and design relationship.
- B. Certain street furniture is functional in nature and shall be located at points of demand.
- C. Trash receptacles shall be located near recreational activities, at street corners, at entrances and exits to buildings and where people naturally congregate, such as under street lights. Open-weave receptacles shall not be permitted.

**Solid Waste Management and Recycling.**A. Nonresidential solid waste management and recycling.

1. All nonresidential development shall provide for the collection, storage and disposition of solid waste and recyclables.
2. Outdoor solid waste enclosures shall meet the following minimum construction and design standards:
  - a. All outdoor enclosures shall be no more than six (6) feet in height, be of masonry construction and have an exterior appearance that is compatible with that of the principal structure on the lot on which the enclosure is situated.
  - b. The enclosure shall be oriented so that the opening does not face the front of the property.
  - c. A side entry feature to the enclosure shall be provided.
  - d. Gates to the enclosure shall be constructed of solid welded steel panels.
  - e. The enclosure shall be screened from view of streets or adjacent properties and be large enough to accommodate both solid waste and recyclables.
  - f. A year-round buffer shall be provided through the provision of evergreen trees and shrubs.
  - g. Enclosures are to be situated on a concrete pad consisting of either Class A or Class 12 concrete having a minimum thickness of six (6) inches. This pad should extend outward two feet from the enclosure to allow for easier rolling on and off of containers.

- B. Any multifamily housing development that requires subdivision or site plan approval shall include an indoor or outdoor recycling area for the collection and storage of residentially generated recyclable materials. The size and dimensions of the recycling area shall be sufficient to accommodate recycling bins or containers which are of adequate size and number and which are consistent with anticipated usage as well as current methods of collection in the area in which the project is located. The dimensions of the recycling area and the bins or containers shall be determined in consultation with the municipal recycling coordinator and shall be consistent with the district recycling plan adopted pursuant to Section 3 of P.L. 1987, c. 102 (N.J.S.A. 13:1E-99.13), and any applicable requirements of the City Master Plan adopted pursuant to Section 26 of P.L. 1987, c. 102.
- C. The recycling area shall be conveniently located for the residential disposition of source-separated recyclable materials.
- D. The recycling area shall be well lit and shall be safely and easily accessible by recycling personnel and vehicles. Collection vehicles shall be able to access the recycling area without interference from parked cars or other obstacles. Reasonable measures shall be taken to protect the recycling area and the bins or containers placed therein against theft of recyclable materials, bins or containers.
- E. The recycling area or the bins or containers placed therein shall be designed so as to provide protection against adverse environmental conditions which might render the collected materials unmarketable. Any bins or containers which are used for the collection of recyclable paper or cardboard and which are located in an outdoor recycling area shall be equipped with a lid, or otherwise covered, so as to keep the paper or cardboard dry.
- F. Signs clearly identifying the recycling area and the materials accepted therein shall be posted adjacent to all points of access to the recycling area. Individual bins or containers shall be equipped with signs indicating the materials to be placed inside each.



- G. A year-round buffer consisting of evergreen trees and shrubs shall be provided around outdoor recycling areas.

**577-256**      **Public Uses and Service Areas; Utility Placement.**

- A. Utility easements. In any major subdivision or where unusual circumstances warrant, as determined by the Planning Board, easements may be required for utility installations. Such easements shall be at least thirty (30) feet wide and located after consultation with the utility companies and City agencies concerned. Where water and/or sewer utilities proposed for dedication are approved and installed outside the right of way, an easement (30 feet wide minimum) shall be provided to the City.
  
- B. Drainage and conservation easement.
  - 1. Where a subdivision is traversed by a watercourse, drainageway, channel or stream as shown on the United States Geological Survey (USGS) Quadrangle Maps or includes an open water body, a stream corridor conservation easement shall be provided on each side of the stream or around the open water body, where there is no defined stream bank, from the water's edge. Such easements shall be deeded to the City prior to final subdivision approval and shall carry the following limitations:
    - a. No trees or shrubs shall be removed or destroyed except for selective removal of extremely high economic value trees or trees presenting unusual hazards, which removals shall be subject to the consent of the City.
    - b. No trees or shrubs shall be removed or destroyed, except in accordance with approved forest management practices, and only upon approval of the governing body or its designee.
    - c. No topsoil, sand, gravel or minerals shall be excavated or removed, except as may be required to build a pond, and then only if the City approves the design and structure of the pond, it being the intent to

preserve the natural function of the floodplain.

- d. No buildings or structures of any description shall be erected.
  - e. No fill of any kind shall be permitted, except as may be required to build a road, and then only after the City approves the design of such road as part of the subdivision.
  - f. No fertilizers, pesticides, herbicides and/or other chemicals shall be used or applied and no fertilizers, pesticides, herbicides and/or other chemicals shall be used in excess of prescribed industry standards.
  - g. No parking lots shall be constructed.
  - h. No subsurface sewage disposal area shall be constructed.
  - i. No livestock shall be permitted.
  - j. No haying is permitted.
  - k. No vehicular traffic is permitted in any area not designed to accommodate adequately the type and volume.
2. Where it is desirable to preserve other areas within a subdivision because of soil conditions, rock outcroppings, tree masses, wildlife habitat, vistas or other significant horticultural, environmental or natural features, there shall be provided a drainage and/or conservation easement of sufficient area and width to protect and preserve the aforementioned features. Such easements shall be deeded to the City prior to final subdivision approval and carry the following limitations:
- a. No trees or shrubs shall be removed or destroyed on lands in the easement, except in accordance with

approved forest management practices, and only upon approval of the governing body or its designee.

- b. No topsoil, sand, gravel or minerals shall be excavated or removed, except as may be required to build a pond, and then only if the City approves the design and structure of the pond, it being the intent to preserve the natural function of the floodplain.
- c. No buildings or structures of any description shall be erected.
- d. No fill of any kind shall be permitted, except as may be required to build a road, and then only after the City approves the design of such road as part of the subdivision.

C. Underground utilities.

- 1. In all subdivisions, all utility distribution lines or mains and all services shall be installed underground. In all such subdivisions, the applicant shall arrange with the serving utility for the underground installation of the utilities distribution supply lines in accordance with the provisions of the applicable standard terms and conditions incorporated as a part of its tariff, as the same are then on file with the State of New Jersey Board of Public Utility Commissioners. However, lots which, in such subdivisions, abut existing streets where overhead electric or telephone distribution supply lines have heretofore been installed on any portion of the street involved may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities overhead lines shall be installed underground.
- 2. In any particular situation where the applicant can clearly demonstrate that because of unusual topographic conditions or other unusual conditions having to do with the land, the installation of such utilities underground is impracticable or otherwise not feasible due to such conditions, then the Planning Board, in its discretion, may waive the requirement

for underground installation.

3. All underground utility work which will be under the pavement of the street shall be laid sufficiently in advance to allow for complete settlement of the trenches, and in no event shall construction work be permitted over such excavation which, in the opinion of the City Engineer, has not properly settled.
- D. Streetlights. Streetlights shall be installed at street intersections or otherwise dangerous areas upon the recommendation of the City Engineer and final review of the Chief of Police.

**577-257**     **Storage and Waste Disposal.**

- A. All provisions and facilities for storage, other than pick-up of refuse, shall be contained within a principal building. Any article or material stored outside an enclosed building or an incidental part of the preliminary operation on a lot shall be located in the side or rear yard and be so screened by fencing, walls, evergreen planting or combinations thereof that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on ground level.
- B. All fences, trees, plantings, shrubbery, or other screening required by the Planning Board shall be consistently maintained at the level of quality required of said items at the time they were initially installed.
- C. Each permitted use shall provide an area for the orderly deposit and pick-up of refuse which is concealed from adjacent residential properties. This area shall be visually screened by a decorative all or fence and landscaping. The overall design shall be in architectural harmony with the principal building and shall not be located within buffer areas.
- D. All outdoor storage facilities for fuel, raw materials and products stored outdoors shall be enclosed by an approved safety fence and suitable landscaping to screen such areas from public view and shall conform to all yard requirements imposed by the City zoning

standards upon the principal buildings in the zone.

- E. No materials, wastes or other substance shall be stored or maintained upon a lot in such a manner that natural runoff from such areas on a site with an approved storm water drainage plan can impair the existing water quality of a stream, water course or aquifer more than the primary use intended for the lot.
- F. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.
- G. Except for smoke which is emitted from chimneys, no smoke, fumes or objectionable odors shall be emitted from any building.
- H. Solid waste collection areas shall be provided and shall be located for the convenience of the occupants. Exterior and interior refuse receptacles, aesthetically designed, shall be provided for shopper convenience.

**577-258**      **Floodplain Management.**

Within a flood hazard area designated, the following design standards shall apply to developments requiring a floodplain encroachment permit:

- A. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- B. Construction materials and methods.
  - 1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
  - 2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.

C. Utilities.

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltrations of floodwaters into the system.
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration or flood damage.

D. Subdivision proposals.

1. All subdivision proposals shall be consistent with the need to minimize flood damage.
2. All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
4. Base flood elevation data shall be provided for subdivision proposals.

E. New construction or substantial improvement of any residential structure shall have the lowest structural member, including the basement, elevated one (1) foot above the base flood elevation.

F. New construction or substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest structural member, including the basement, elevated one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied.

- G. In areas of special flood hazard, any or all of the following measures may also be required:
1. Flood proofing to include any or all of the following:
    - a. Installation of watertight doors, bulkheads and shutters or similar devices.
    - b. Reinforced walls to resist water pressures.
    - c. Use of paints, membranes or mortars to reduce seepage of water through walls.
    - d. Addition of weight to structures to resist flotation.
    - e. Installation of pumps to lower water levels in structures.
    - f. Pumping facilities, or comparable measures, for the subsurface drainage system of buildings to relieve external foundation wall and basement flood pressures.
    - g. Construction that resists rupture or collapse caused by water pressure or floating debris.
    - h. Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent backup of sewage or stormwaters into the structure. Gravity drainage of basements may be eliminated by mechanical devices.
    - i. Location of all electrical equipment, circuits and installed electrical appliances in a manner which will assure that they are not subject to inundation and flooding.
    - j. Adequate emergency electrical power supplies.
  2. Imposition of operational controls, sureties and deed

restrictions.

3. Requirements for construction of dikes, levees and other protective measures.
4. Installation of an adequate flood warning system on the project site.
5. All fill and other earth work must be established according to the County Soil Conservation District.

H. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions apply:

1. Encroachments, including fill, new construction, substantial improvements and other development, are prohibited unless a technical evaluation demonstrates that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. If Subsection H.1. above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions.
2. The placement of any structure in a floodway is prohibited.
3. In all areas of special flood hazard in which base flood elevation data has been provided and no floodway has been designated, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than two-tenths (0.2) of a foot at any point.

I. Site plan and subdivision layouts shall comply with the following:

Any other resource protection area, as herein defined, including but not limited to marshlands [areas wherein standing water is retained for twenty-four (24) or more consecutive hours and to which vegetation unique to marshes, swamps or wetlands has become



adapted] and areas where conservation is required, shall not be encroached upon if, in the opinion of the City Engineer, through consultation with the Environmental Commission, encroachment or construction upon such resource area will constitute a hazard to existing drainage patterns and to the balance of the natural environmental systems within and adjacent to the area of the site.

- J. The Planning Board or Zoning Board may grant waivers from the design standards of this Section. In reviewing requests for waivers, the municipal agency shall consider the following:
1. Waivers may be issued for new construction and substantial improvements to be erected on a lot of one (1) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, provided that the standards of this Section have been fully considered. As the lot size increases beyond the one (1) acre, the technical justification required for issuing the variance increases.
  2. Waivers may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this Section.
  3. Waivers shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
  4. Waivers shall only be issued upon a determination that the waiver is the minimum necessary, considering the flood hazard, to afford relief.
  5. Waivers shall only be issued upon:
    - a. A showing of good and sufficient cause.
    - b. A determination that failure to grant the waiver would result in exceptional hardship to the applicant.

- c. A determination that the granting of a waiver will not result in increased flood heights, additional threats to public safety or extraordinary public expense; create nuisances; or conflict with existing local laws or ordinances.
6. Any applicant to whom a waiver is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest flood elevation.
7. In reviewing a request for a waiver, the municipal agency may consider the following:
  - a. The danger to life and property due to increased flood heights or velocities caused by encroachments.
  - b. The danger that materials may be swept onto other lands or downstream to the injury of others.
  - c. The proposed water supply and sanitation systems and the insulation of these systems from disease, contamination and unsanitary conditions resulting from flooding.
  - d. The susceptibility of the proposed use to flood damage and the effects of such damage.
  - e. The need for a waterfront location and the availability of alternate locations not subject to flooding within the applicant's property.
  - f. The duration, rate of rise, effects of wave action, velocity and sediment transport of floodwaters expected at the site.
  - g. The safety of access to the property in times of flood for ordinary and emergency vehicles.

- h. The extent to which the water-carrying capacity of the floodway or channel would be disrupted.
- i. The degree to which the proposed use would serve the general public health, safety and welfare.
- j. The degree to which any aspect of the food chain or plant, animal, fish or human life processes would be affected adversely within or beyond the proposed use area.
- k. Whether the proposed use provides adequate facilities for the proper handling of litter, trash, refuse and sanitary and industrial wastes.
- l. The degree to which the proposed activity would alter natural water flow or water temperature.
- m. The degree to which archaeological or historic sites and structures are endangered or rare species of animals or plants and irreplaceable land types would be degraded or destroyed.
- n. The degree to which the natural, scenic and aesthetic values at the proposed activity site could be retained.
- o. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical and water.

**577-259**      **Preservation of Natural and Man-made Assets.**

Wherever possible, subdivision and/or site plan applicants shall preserve trees, groves, waterways, scenic points, historic spots and other community assets and landmarks.

**577-260**      **Wetlands, Stream Encroachment, Environmental Constraints and Considerations.**

- A. Environmental elements relating to the prevention of soil erosion, preservation of trees, protection of watercourses, noise, air quality, topography, soil and animal life shall be reviewed, and the design of the plan shall minimize any adverse impact on these elements.
- B. No application for development shall be approved unless it has been affirmatively determined by the Planning Board, after an environmental appraisal, that the proposed project:
  - 1. Will not result in a significant adverse impact on the environment.
  - 2. Has been conceived and designed in such a manner that it will not significantly impair natural processes.
  - 3. Will not place a disproportionate or excessive demand upon the total resources available to the project site and to the impact area.
- C. All applications for development and uses of land in wetlands shall be subject to and permitted only in compliance with the provisions of the New Jersey Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and the regulations adopted thereunder (N.J.A.C. 7:7A-1 et seq.). Any provisions in this article referring to wetlands regulations shall be construed to mean the provisions of the New Jersey Freshwater Wetlands Protection Act and the regulations adopted pursuant thereto.
- D. All applications for development shall show the limits of wetlands, wetland buffer area, stream encroachment limits and other environmental constraints. In the case of subdivisions, this shall be included on the plan of lots, recorded in the deeds, and a point-of-sale disclosure provided to all prospective buyers of individual lots.

**577-261**      **Groundwater Protection and Drainage.**

- A. Major subdivisions and major site plans proposed for development in aquifer recharge areas shall be designed to maintain the quality of groundwater resources and to maintain or decrease the ratio of

runoff to infiltration.

- B. Natural drainage patterns shall be maintained wherever possible, and surface water run-off shall be directed in such a manner as to travel over stabilized, vegetated areas as opposed to potentially contaminated surfaces such as parking lots. The intent of the latter provision is to reduce the level of pollutants in stormwater and to allow for vegetative and soils filtration of stormwater contaminants.

**577-262      Scenic Resources.**

- A. Development should be sited behind visual barriers, such as trees, ridge lines, and other topographic features.
- B. On hillsides, development may be located at any point in the foreground to midground of the hill, and the height and location of development shall protect unobstructed views of, and from, the ridges.
- C. Development shall be located and designed to preserve views of cultural/historic landmarks and of unique geographic and topographic features.

**577-263      Threatened and Endangered Plants and Animals.**

- A. Applicants for major subdivision or major site plan approval shall document the occurrence of threatened and endangered species on the property to be developed and shall identify critical habitat areas needed to provide for the survival of any local populations of these species. No development shall be permitted, initiated, or conducted unless it is designed to avoid irreversible adverse impacts on habitats that are critical to the survival of local populations of threatened or endangered plants and animals. No construction, grading or vegetation removal shall take place in critical habitat areas during breeding or mating of threatened and endangered species, and protection for the critical habitat area appropriate to the species shall be provided.
- B. Threatened and endangered plants and animals shall be defined as those which:

1. Appear on the national list developed by the United States Department of the Interior, or
2. Appear on the State list developed by the New Jersey Department of Environmental Protection, or
3. Are designated in N.J.S.A. 23:2A-4 (The Endangered and Nongame Species Conservation Act, State list of endangered species).

**577-264**     **Steep Slopes.**

A.     General provisions.

1. A Steep Slope Conservation Overlay shall be deemed to exist in any area where slopes exceed fifteen percent (15%).
2. No area within the Steep Slope Conservation Overlay shall hereafter be used without full compliance with the terms of this Article and other applicable regulations. The Steep Slope Conservation Overlay shall be deemed to be an overlay on any zoning district (s) now or hereafter enacted to regulate the use of land in the City.
3. The Steep Slope Conservation Overlay shall have no effect on the permitted uses in the underlying zoning district, except where said uses are intended to be located within the boundaries of the Steep Slope Conservation Overlay, as defined herein and said uses are in conflict with the permitted uses set forth in this Article.
4. In those areas of the City where the Steep Slope Conservation Overlay applies, the requirements of the Steep Slope Conservation Overlay, to the extent they are more restrictive, shall supersede the requirements of the underlying zoning district.
5. Any area of the Steep Slope Conservation Overlay that falls within the subject lot or lots shall be interpolated and shown on the site plan required through shading of such area or

areas.

6. Should the Steep Slope Conservation Overlay boundaries be revised to exclude previously included lands, as a result of legislative or administrative actions or judicial decision, the zoning requirements applicable to the area in question shall revert to the requirements of the underlying zoning district(s) without consideration of this section.
7. For any parcel or any part thereof on which the Steep Slope Conservation Overlay is applicable: should the underlying zoning classification be changed as a result of legislative administrative actions or judicial decision, such change classification shall have no effect on the boundaries of the Steep Slope Conservation Overlay, unless an amendment to said boundaries was included as part of the proceedings from which the subsequent change originated.
8. It is not intended by this section to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this section imposes greater restrictions, the provisions of this section shall prevail.
9. The granting of a zoning permit or approval of a subdivision or land development plan within or near the Steep Slope Conservation Overlay shall not constitute a representation, guarantee or warranty of any kind by the City, or by an official or employee thereof, of the practicability or safety of the proposed use and shall create no liability upon the City, its officials or employees. This section does not imply that areas outside the Steep Slope Conservation Overlay boundaries or land uses permitted within said Steep Slope Conservation Overlay will always be totally free from the adverse effects of erosion.

B. Designation and interpretation of district boundaries.

1. The Steep Slope Conservation Overlay consists of two (2) areas which are delineated and defined as follows:

- a. Prohibitive slope. Prohibitive slopes are those of twenty-five percent (25%) or greater slope (i.e., sloping 25 feet or more vertical over a distance of 100 feet) contour intervals of two (2) feet each such that, in aggregate, they delineate a slope of at least twenty-five percent (25%).
  - b. Precautionary slope. Precautionary slopes are those fifteen percent (15%) to twenty-five percent (25%) slope (i.e., sloping 15 to 25 feet vertical over a distance of 100 feet horizontal). Slopes shall be deemed precautionary when there are four adjacent contour intervals of two (2) feet each such that, in aggregate, they delineate a slope between fifteen percent (15%) and twenty-five percent (25%).
2. Steep slopes shall be determined by either aerial photogrammetric methods or by field survey. The contour interval shall be set forth at no more than two (2) feet per interval on slopes less than twenty-five percent (25%) and may be set forth at five (5) feet per interval on slopes over twenty-five percent (25%). On properties containing no slopes greater than ten percent (10%), U.S.C.S. 7.5 minute quadrangles may be used as the source of such information, subject to the approval of the Zoning Officer/Administrative Officer at the recommendation of the City Engineer.
  3. Where an interpretation is needed as to the exact location of the boundaries of the overlay in relation to a given parcel, the initial determination shall be made by the City Engineer. Any party seeking such a determination may submit a topographic survey of the property and any other pertinent documentation in consideration. The City Engineer shall make a written report of the results of his initial determination, a copy of which shall be provided to the city council.

C. Uses permitted by right.



1. In any part of the Steep Slope Conservation Overlay, grading shall be minimized, and no grading shall be undertaken within any area of the Steep Slope Conservation Overlay except where approved in conjunction with a use permitted under the terms of this section.
2. The following are the only uses permitted as of right. In areas of prohibitive slope, such uses also shall be in compliance with the base zoning district and shall not involve the erection of buildings, construction of streets, installation of sewage disposal systems or permanent removal of top soil unless replaced by approved engineered structures.
  - a. Parks and outdoor recreation uses.
  - b. Yard areas of a building within the Steep Slope Conservation Overlay.
  - c. The minimum possible grading for a driveway accessing a single-family dwelling or other building when it can be demonstrated that no other routing which avoids prohibitive slopes is feasible or economically reasonable.
  - d. The minimum possible installation of public or private transmission lines such as power, phone, gas, water, sewer or storm sewer lines when it can be demonstrated that no other routing which avoids prohibitive slopes is practicable or economically reasonable.
  - e. Within any lot, the maximum extent of areas classified prohibitive slopes that may be permanently disturbed for installation of site improvements shall be limited to twenty percent (20%) of the prohibitive slope area or ten percent (10%) of the lot area, whichever is the lesser, subject to the approval of the Zoning Officer/Administrative Officer on the recommendation of the City Engineer. On any lot, the total amount of impervious surface that may be installed within areas

of prohibitive slope shall not exceed twenty percent (20%) of the total impervious areas permitted according to the provisions of the underlying zoning district.

3. The following are the only uses permissible by right in areas of precautionary slope, provided they are also in compliance with base zoning district and all other provisions of this section:
  - a. All uses permitted in areas of prohibitive slopes.
  - b. Tree farming, forestry and other agricultural uses when conducted in conformity with conservation practices, including minimum tillage methods.
  - c. Access roads for the passage of emergency vehicles in the event of fire or accident.
  - d. Accessory uses (except swimming pools) necessary for the operation and maintenance of the above permitted uses.
  - e. Within any lot, the maximum extent of areas classified as precautionary slopes that may be permanently disturbed for the installation of site improvements shall be limited to forty percent (40%) of the precautionary slope areas, or twenty percent (20%) of the lot area, whichever is the lesser, subject to the approval of the Zoning Officer/Administrative Officer on the recommendation of the City Engineer. On any lot, the total amount of impervious surface that may be installed within areas of precautionary slope shall not exceed forty percent (40%) of the total impervious area permitted according to the provision of the underlying zoning district.

D. Conditional uses.

1. Any of the following are permitted within the Steep Slope Conservation Overlay, subject to the conditions set forth herein:
  - a. Any structure permitted by right or conditional use according to the terms of the underlying base zoning district.
  - b. Any road necessary to provide primary access to a use permitted by this section, when no practical alternative exists in an area of lesser slope.
  - c. In areas of prohibitive slopes these activities shall not be approved by the granting of a conditional use unless the applicant demonstrates that there is no alternative which could avoid encroachment into the areas of prohibitive slope.
  
2. The uses indicated shall be subject to the conditions set forth as follows:
  - a. Disturbance to particularly sensitive features of the site shall be minimized; special emphasis in planning for the site should be given to the protection of:
    - 1) The areas of the steepest slopes, especially those approaching or exceeding twenty-five percent (25%).
    - 2) Soils with seasonal high water table.
    - 3) Underlying geology which comprises, or contributes to, major groundwater resources.
  - b. Disturbance shall be minimized where the length or area of steep slopes both on the site and on adjacent lands within two hundred (200) feet of the site is extensive.
  - c. The proposed development, any impervious ground cover and the resultant disturbance to the land and

existing vegetative cover will not cause runoff and/or related environmental problems off the site.

- d. Removal of or disturbance for existing vegetation on the site shall be minimized. The proposed impacts on existing vegetation shall be evaluate din terms of the potentially detrimental effect on slope stability, transportation and recharge of stormwater aesthetic, and traditional characteristics of the landscape, and existing drainage patterns. The Board may require mitigation measures as it deems appropriate.
- e. The design, construction procedures and sediment and erosion control measures are such that there is no risk of damage or impairment to adjacent slopes, neighboring properties or down slope watercourses as a result of the proposed activities.
- f. Important visual qualities of the site shall, to the maximum extent feasible, be retained; in addition to vegetation, these may include hilltops, rock outcroppings and the natural terrain and contours of the site.
- g. Innovative, imaginative building techniques that are well suited to slope conditions shall be encouraged consistent with other applicable codes and regulations.
- h. The equilibrium of the slope, as characterized by the existing inter-relationships among soil, water and vegetation, shall be disturbed as little as possible.
- i. Finished slopes of all cuts and fills shall not exceed thirty three percent (33%) unless the applicant can demonstrate that steeper slopes can be stabilized and maintained adequately to the satisfaction of the City.

- j. Exposed cut slopes within or below prohibitive slopes shall be minimized so that engineered retaining walls or other structures are utilized to the greatest extent practicable to maintain the stability of the disturbed slopes and reduce the risk of harm because of erosion and potential slope failure resulting in mud slides.

**577-265**      **Energy Standards.**

- A. All proposed residential structures that have a south facing exterior wall may have seventy-five percent (75%) of the surface of that wall unshaded with access to direct sunlight for at least four (4) hours between 9:00 a.m. and 3:00 p.m., Eastern Standard Time, on December 21<sup>st</sup>.
- B. All subdivisions and site plans for all types of development shall be designed so that adjoining properties are assured direct sunlight access for at least four (4) hours between 9:00 a.m. and 3:00 p.m., Eastern Standard Time, on December 21<sup>st</sup>.
- C. If assuring solar access to adjoining properties requires a solar easement, such instrument shall comply with N.J.S.A. 46:3-24 et seq. and shall include at least the following:
  - 1. The vertical and horizontal angles shall be expressed in degrees, at which the solar easement extends over the real property subject to the solar easement.
  - 2. Any terms or conditions or both under which the solar easement shall be granted or terminated.
  - 3. Provisions for compensation of the owner of the property benefiting from the solar easement in the event that there is interference with the enjoyment of that solar easement, or compensation of the owner of the property subject to the solar easement for maintaining that solar easement.
- D. Wherever possible, at least seventy-five percent (75%) of all proposed detached residential structures shall have their long axis facing within thirty degrees (30) of true south.

- E. The design and layout of buildings and parking areas shall provide an aesthetically pleasing and efficient arrangement. Buildings shall be situated so as to allow adequate light and air on the site.

**577-266**     **Solar Energy Systems.**

- A. Solar energy systems are a permitted use in all zoning districts.
- B. Roof mounted systems shall not be more than three (3) feet higher than the finished roof to which it is mounted.
- C. Ground mounted systems and systems attached to accessory buildings shall be not less than ten (10) feet from any side or rear property line. Solar energy systems are prohibited in front yards, and shall not be located past the front wall of the principal building.
- D. There is no limit to the number of modules and arrays installed on each property that comprise a solar energy system, except for the exclusions contained herein in E. and G. below.
- E. Solar energy farms are prohibited. These are systems whose main purpose is to generate energy for sale back into the energy grid system, rather than being consumed on site.
- F. Ground mounted solar energy systems shall not be categorized as accessory buildings.
- G. If solar energy systems are attached to accessory buildings the number of accessory buildings allowed shall be regulated in accordance with the provisions set forth in this Ordinance.
- H. The height of ground mounted solar energy systems and systems included on accessory buildings shall not exceed twelve (12) feet in height.
- I. Zoning and construction permits are required.

- J. No more than twenty percent (20%) of a lot may be covered with a solar energy system.

## ARTICLE XXX -- APPLICATION REVIEW REQUIREMENTS AND PROCEDURES

**577-267**     **Jurisdiction of Responsibility During Application Review.** The Planning Board and Zoning Board of Adjustment have certain overlapping powers to expedite the review process. Their respective responsibilities are outlined below:

- A.     The Planning Board shall have the power to grant subdivision or conditional use approval simultaneously with site plan approval.
  
- B.     The Planning Board shall have the power to act in lieu of the Zoning Board of Adjustment and subject to the same extent and restrictions of the Zoning Board of Adjustment on the following matters whenever relief is requested pursuant to this subsection, public notice shall be given and shall include reference to the request for a variance or direction for issuance of a permit, as the case may be.
  - 1.     Grant variances pursuant to N.J.S.A. 40:55D-60c from lot area, lot dimensional, setback and yard requirements, provided that relief pursuant to this subsection from lot area requirements shall not be granted for more than one (1) lot.
  
  - 2.     Direct, pursuant to N.J.S.A. 40:55D-34, for issuance of a permit for a building or structure in the bed of a mapped street or public drainageway, flood control basin or public area pursuant to N.J.S.A. 40:55-34.
  
  - 3.     Direct, pursuant to N.J.S.A. 40:55D-36, for issuance of a permit for a building or structure not related to a street.
  
- C.     The Zoning Board of Adjustment shall have the power to grant, to the same extent and subject to the same restrictions as the Planning Board, site plan, subdivision or conditional use approval whenever the proposed development requires approval by the Zoning Board of Adjustment of a use variance pursuant to N.J.S.A. 40:55D-70d.

**577-268**     **Completeness Review.**



- A. Each application for approval of a minor subdivision, minor site plan, preliminary major subdivision, preliminary site plan, final major subdivision, final site plan or conditional use, as the case may be, and each application for variance relief and appeals, shall include all information and data listed in the appropriate corresponding checklist as set forth below in this Article.
  
- B. The Division of City Planning and Zoning shall review all applications and accompanying documents required by the applicable checklist to determine that the application is complete. An application for development shall be complete for purposes of commencing the applicable time period for action when so certified by the Division of Planning and Zoning. In the event that the Division of Planning and Zoning does not certify the application to be complete within forty five (45) days of the date of its submission, the application shall be deemed complete upon the expiration of the forty five (45) day period for purposes of commencing the applicable time period unless (i) the application lacks information indicated on the checklist for such application and (ii) the Division of Planning and Zoning has notified the applicant, in writing, of the deficiencies in the application within forty five (45) days of submission of the application. The applicant may request that one or more submission requirements be waived, in which event the Division shall grant or deny the request within forty five (45) days. Nothing herein shall be construed as diminishing the applicant's obligation to prove in the application process that he is entitled to approval of the application. The Division of Planning and Zoning may subsequently require correction of any information found to be in error and submission of additional information not specified in the checklist or any revisions in the accompanying documents, as are reasonably necessary to make an informed decision as to whether the requirements necessary for approval of the application for development have been met. The application shall not be deemed incomplete for lack of any such additional information or any revisions in the accompanying documents so required by the Division of Planning and Zoning.
  
- C. Submission hours are 8:30 a.m. to 4:30 p.m., Monday through Friday. All applications must be stamped "RECEIVED" by the Division of Planning and Zoning. No outside drop-offs will be processed.

- D. All plans must be folded with *Title Block* facing upward.
- E. Whenever public notice is required, the Division of Planning and Zoning shall prepare procedures for said notification and advise applicant of its readiness.

**577-269**     **Informal Review.**

- A. Prior to the submittal of an application for development, the applicant may request an informal review before the Planning Board as detailed in N.J.S.A. 40:55D-10.1. Informal review shall not apply to the Zoning Board of Adjustment.
- B. Applicants seeking review of a concept plan shall provide fifteen (15) copies of the plan and one (1) copy of the completed application and the required review fees to the Secretary for the Division of Planning and Zoning at least forty five (45) days before a regularly scheduled meeting of the Planning Board.
- C. The concept plan is not required but is encouraged for development proposals involving complex planning, engineering, and historic details.
- D. The concept plan is a general plan that need not be fully engineered. The plan or plat should be sufficiently detailed to allow the Planning Board to make suggestions on general site design and layout for circulation, stormwater management, location of open space and buffers, building arrangements and to determine how the proposal meets the City's development goals and objectives.
- E. A concept plan submission shall include sufficient detail to apprise the Planning Board of the nature of the proposed development.
- F. The applicant shall not be bound by any concept plan for which review is requested, and the Planning Board shall not be bound by any such review. The amount of any fees for such informal review shall be a credit toward fees for review of the application for development.

**577-270**      **Preapplication Meeting.**

- A. Any applicant wishing to subdivide, develop or redevelop land within the City of Camden is encouraged to meet with the Division of Planning and Zoning before submitting a formal development application. The purpose of this meeting is to identify and explain formal application requirements, pending or planned improvement actions in the vicinity of the applicant's intended project and to identify other agency approvals that may be required. A preapplication meeting can save an applicant time and expense in preparing a formal application for City approval.
  
- B. The applicant shall submit all necessary application documents to the Secretary of the Zoning Board of Adjustment or Planning Board. Secretaries shall be employed by the Division of Planning and Zoning and designated by resolution of their respective Boards.
  
- C. The Zoning Officer/Administrative Officer shall determine that an application is complete for the purpose of commencing the time period for action by the Municipal Agency per N.J.S.A. 40:55D-10.3. The applicant will be notified in writing of any deficiencies within forty five (45) days of receipt by the Division. If a submission is deemed incomplete, no tolling of time shall occur, nor shall deficient applications be scheduled for a hearing.
  
- D. For the purpose of expediting applications and reducing development costs, a developer may request a preapplication meeting, the purpose of which is to:
  - 1. Acquaint the applicant with the substantive and procedural requirements of the Land Development Ordinance.
  - 2. Exchange information about the proposed development plan and applicable elements of the Master Plan and other development regulations.
  - 3. Advise the applicant of any public sources of information that may aid the application.

4. Review the conditions of existing service facilities, the impact of the proposed project on those facilities and improvements necessary to accommodate the project and the areas affected by the project.
5. Meet with any of the appropriate municipal representatives designated to participate in the review process to identify policies and regulations that create opportunities for or pose significant constraints to the proposed development, including but not limited to the staffs of the:
  - a. Division of Planning and Zoning.
  - b. Construction Code Official.
  - c. City Engineer.
  - d. Public Works Director.
  - e. Historic Preservation Commission.
  - f. Fire Commissioner.
  - g. The Director of Code Enforcement
  - h. Traffic Engineer.
  - i. Soil Conservation District.
  - j. Zoning Officer/Administrative Officer.
6. Permit input into the general design of the project.

**577-271**      **When Site Plan Approval Required.**

- A. Threshold for Major Site Plan Review.

The following categories of site plans for new construction, rehabilitation and additions, pursuant to N.J.S.A. 40:55D-37a, fall within the major site plan review threshold and must receive Board

approval prior to issuance of either a building permit or Certificate of Occupancy:

1. Creation of 3 or more dwelling units, regardless of number of structures and/or phases, and whether developed by one entity or several.
2. Projects on parcels of 1,000 or more square feet.
3. Off-street parking facilities, except for one or two family structures meeting minimum parking requirements and meeting the minimum stall size requirements.
4. Changes in use requiring alteration of existing parking and/or loading facilities.
5. Changes in the volume and/or configuration of existing parking and/or loading facilities.
6. All new construction, rehabilitation, alteration, or change in use of any property located within a duly adopted redevelopment area, regardless of above.
7. Wireless Telecommunication Facilities.

B. Threshold for Minor Site Plan Review.

The following categories of site plans for new construction, rehabilitation and additions, pursuant to N.J.S.A. 40:55D-37a, fall within the minor site plan review threshold and must receive Board approval prior to issuance of either a building permit or Certificate of Occupancy.

1. Conversions, alterations, renovations and additions to existing storefronts.
2. Parabolic dish antennae.
3. Conversions of first floor commercial to a residential unit.

A. When Required.

The Division of Planning and Zoning shall require an environmental impact assessment as part of preliminary approval of a major subdivision or major site plan may be waived at the discretion of the Zoning Officer/Administrative Officer based upon advice from the City Engineer.

B. General Provisions.

1. The environmental impact assessment shall be prepared by a New Jersey licensed professional engineer or planner having appropriate experience and education.
2. All relevant sources of information used in the preparation of said statement shall be identified.

C. Submission Format.

All environmental impact assessments shall provide a description of the proposed land development clearly stating its purpose and scope; the benefits to the public which will result from the proposed project, the suitability of the site for the intended use given the extent to which the site must be altered, the kinds of facilities to be constructed and the uses intended. The resident population, working population and visitor population shall be estimated. The compatibility or incompatibility of the proposed project shall be described in relation to the City's Master Plan and the assessment shall specifically address the following items:

1. The environmental conditions on the site shall be described, including the following items:
  - a. A description of the topographic conditions of the site.
  - b. A description and map of the existing vegetation on the site showing the location of major vegetative groupings and isolated trees greater than six (6) inches in diameter.

- c. Those portions of the site that can be considered to have distinctive scenic and/or historic qualities shall be mapped and described.
  - d. A description of any existing features on the site that are not considered to be part of the natural environment. This may include, but not necessarily be limited to, roads, housing units, accessory structures, utility lines, etc.
  - e. An analysis shall be conducted of existing air quality and noise levels as prescribed by the New Jersey State Department of Environmental Protection and this Ordinance.
2. A discussion of both the negative and positive impacts during and after construction, including specifically those negative impacts that are unavoidable. The specific concerns that shall be considered include the following:
- a. Soil erosion and sedimentation resulting from surface run-off.
  - b. Flooding and flood plain disruption.
  - c. Degradation of surface water quality.
  - d. Ground water pollution.
  - e. Sewage disposal.
  - f. Solid waste disposal.
  - g. Vegetation destruction.
  - h. Destruction or degradation of scenic and historic features on and off site.
  - i. Air quality degradation.

- j. Noise levels.
3. The measures that will be employed during the planning, construction and operation phases which will minimize or eliminate negative impacts that could result from the proposed project shall be described. Of specific interest are:
    - a. Drainage plans, including soil erosion and sedimentation controls.
    - b. Water supply and water conservation proposals.
    - c. Energy conservation measures.
    - d. Noise reduction techniques.
    - e. Screening and landscaping intended to enhance the compatibility of the project with its surroundings.
  4. The applicant shall list all known licenses, permits and other forms of approval required by law for the development and operation of the proposed project. The list shall include approvals required by the City, as well by agencies of the county, state and federal governments. Where approvals have been granted, copies of said approvals shall be attached. Where approvals are pending, a note shall be made to that effect.
  5. All publications, file reports, manuscripts or other written sources of information which were consulted and employed in the compilation of the environmental impact assessment shall be listed. A list of all agencies and individuals from whom pertinent information was obtained orally or by letter shall be listed separately. Dates and locations of all meetings shall be specified.
  6. Applicants shall be encouraged or required to provide suitable mitigation for all adverse environmental impacts and other conditions identified in the environmental impact assessment and/or in the course of the public hearings



before the appropriate municipal board.

- D. The Planning Board shall review the information furnished in the environmental impact assessment in the context of the overall design of the proposed development and the relationship of the proposed development to the environment.

**577-273 Community Impact Assessment.**

- A. When Required.

The Division of Planning and Zoning shall require a community impact assessment as part of preliminary approval of a major subdivision or major site plan may be waived at the discretion of the Zoning Officer/Administrative Officer based upon the advice of the City Engineer.

- B. General Provisions.

1. The community impact assessment shall be prepared by a New Jersey licensed professional planner having appropriate experience and education.
2. All relevant sources of information used in the preparation of said statement shall be identified.

- C. Submission Format.

A community impact assessment shall analyze the proposed land development and present its expected impact upon existing facilities and services. The information furnished within the community impact assessment shall serve to influence the design of the proposed development so that the provision of necessary municipal facilities can be coordinated with the construction of the proposed development; and/or to alert the appropriate public agencies to anticipated needs that may have to be satisfied in the future. The assessment shall specifically address the following:

1. An analysis of the number of people expected to be added to the City's population as a result of the proposed development according to the following age cohorts: pre-

school aged children, school aged children, adults of child-bearing age, middle aged adults and persons of retirement age.

2. An analysis of the anticipated number of pupils who will be added to the student population in the City and anticipated operating and capital improvement costs.
3. Applicants' evaluation as to the adequacy of the existing facilities to serve the proposed development, including the adequacy of existing public water facilities; public sewerage facilities; recreational facilities; and library facilities.
4. Applicants evaluation as to the adequacy of the existing public services to serve the proposed development and the impact of the development upon the services, including police protection; fire protection; solid waste disposal and street maintenance services.
5. Letters directed to the Zoning Officer/Administrative Officer and signed by a responsible official of the water company, and of any other utility company or governmental authority or district having jurisdiction in the area and which will provide utility service to the proposed development approving the design of each proposed utility installation and stating who will construct the facility so that service will be available prior to occupancy.
6. An analysis of the impact of the project on the road network including the capacity of the existing and proposed roadways in relation to the anticipated traffic volumes from the proposed development as well as any increases in traffic volumes expected from other developments within the area; and any existing and anticipated problem spots in the overall road network including unsafe intersections, turns or grades.
7. An analysis of the revenues expected to be generated from the development compared to the anticipated costs which the proposed development is expected to generate. Revenues and costs shall be shown for the City, the public

school system and the County.

- D. The Planning Board shall review the information furnished in the community impact assessment in the context of the overall design of the proposed development and the relationship of the proposed development to the City.

**577-274**     **Traffic Impact Assessment.**

- A. When Required.

The Division of Planning and Zoning shall require a traffic impact assessment as part of preliminary approval of a major subdivision or major site plan may be waived at the discretion of the Zoning Officer/Administrative Officer based upon the advice from the City Engineer.

- B. General Provisions.

- 1. The traffic impact assessment shall be prepared by a New Jersey licensed professional engineer having appropriate experience and education.
- 2. All relevant sources of information used in the preparation of said statement shall be identified.

- C. Submission Format.

All traffic impact assessments shall provide a description of the impact and effect of the proposed land development upon all roads which are adjacent to or immediately affected by traffic and shall specifically address the following items:

- 1. Existing conditions in the vicinity of the proposed project including:
  - a. Roadway network.
  - b. Representative traffic counts, not during holiday or summer periods (or with appropriate statistical adjustments for counts during the summer months).

- c. Traffic accident statistics.
  - d. Availability of public transportation.
  - e. Level of Service of adjacent roadways.
2. Traffic generated by the proposed development including:
  - a. Trip generation.
  - b. Trip distribution.
  - c. Modal split.
  - d. Level of Service under proposed conditions.
3. Traffic impacts caused by the proposed development as per change in existing conditions factoring in the projected buildout in the vicinity of the proposed project.
4. Explanation of Traffic Reduction/Traffic Management Plans necessary pursuant to any current federal, state or county requirements, and, where applicable, proposed interaction with appropriate County or Regional Transportation Management Agencies.
5. Recommendations for alleviating or diminishing any possible congestion or disruption to the established traffic pattern.
6. Any other information requested by the Division of Planning and Zoning reasonably required to make an informed assessment of potential traffic impacts.
7. All publications, file reports, manuscripts or other written sources of information which were consulted and employed in the compilation of the traffic impact assessment shall be listed. A list of all agencies and individuals from whom pertinent information was obtained orally or by letter shall be listed separately. Dates and locations of all meetings shall

be specified.

8. Applicants shall be encouraged or required to provide suitable mitigation for all adverse traffic impacts and other conditions identified in the traffic impact assessment and/or in the course of the public hearings before the appropriate municipal board.

- D. The Board shall review the information furnished in the traffic impact assessment in the context of the overall design of the proposed development and the relationship of the proposed development to the built environment.

**577-275**      **Visual Impact Assessment.**

- A. When Required.

The Division of Planning and Zoning shall require a visual impact assessment as part of preliminary approval of a major subdivision or site plan if, in the opinion of the Division of Planning and Zoning, the development could have an adverse effect on the visual environment and may be waived at the discretion of the Zoning Officer/Administrative Officer. The Division of Planning and Zoning shall review the application with specific reference to scenic corridors and vistas. In addition, shadow analysis shall be required for some buildings on a case by case basis.

- B. Submission Format.

All visual impact assessments shall consist of written and graphic materials which clearly present the following information:

1. A description of the proposed project shall be presented to indicate the extent to which the site must be altered, the kinds of facilities to be constructed and the uses intended.
2. The compatibility or incompatibility of the proposed project shall be described in relation to the following:
  - a. City of Camden Master Plan.

- b. Camden County planning documents.
  - c. Camden County Urban Complex Strategic Plan.
3. The suitability of the site for the intended use shall be discussed. This shall include a description of environmental conditions on the site which shall include, but not be limited to, the following items:
    - a. Describe and map those portions of the site that can be considered to have unique scenic qualities and any scenic view from the site.
    - b. Analyze and demonstrate the impact of the building on its surroundings showing the maximum extent of the shadow lengths on December 21 in the A.M., noon and P.M.
  4. The negative and positive visual impacts of the project shall be discussed.
  5. The applicant shall indicate the measures which will be employed to minimize or eliminate negative visual impacts on and off site.
  6. A discussion of site design and project location alternatives that were considered shall be provided. The discussion shall indicate why an alternative was rejected if it would have resulted in less of a negative impact than the proposed development.
  7. All publications, file reports, manuscripts or other written sources of information which were consulted and employed in the compilation of the environmental impact assessment shall be listed. A list of all agencies and individuals from whom pertinent information was obtained orally or by letter shall be listed separately. Dates and locations of all meetings shall be specified.
  8. Applicants shall be encouraged or required to provide

suitable mitigation for all adverse visual impacts and other conditions identified in the visual impact assessment and/or in the course of the public hearings before the appropriate municipal board.

- C. The Board shall review the information furnished in the visual impact assessment in the context of the overall design of the proposed development and the relationship of the proposed development to the built and natural environments.

**577-276**     **Land Development Review Considerations.**

- A. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed with particular emphasis on the provision and layout of parking areas, off-street loading and unloading and movement of people, goods and vehicles from access roads within the site, between buildings and between buildings and vehicles. The Planning Board shall ensure that all parking spaces are usable and are safely and conveniently arranged. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.
- B. The design and layout of buildings and parking areas shall be reviewed so as to provide an aesthetically pleasing design and efficient arrangement. Particular attention shall be given to safety and fire protection, impact on surrounding development and contiguous and adjacent buildings and lands.
- C. Adequate lighting shall be provided to ensure safe movement of persons and vehicles and for security purposes. Lighting standards shall be a type approved by the Planning Board. Directional lights shall be arranged so as to minimize glare and reflection on adjacent properties.
- D. Buffering shall be located around the perimeter of the site to minimize headlights of vehicles, light from structures, the movement of people and vehicles and to shield activities from adjacent properties when necessary. Buffering shall consist of fencing, evergreens, shrubs, bushes, deciduous trees or combinations thereof to achieve the stated objectives.

- E. Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping shall include trees, bushes, shrubs, ground cover, perennials, annuals, plants, sculpture, art and the use of building and paving materials in an imaginative manner.
- F. Signs shall be designed so as to be aesthetically pleasing, harmonious with other signs on the site and located so as to achieve their purpose without constituting hazards to vehicles and pedestrians and shall conform to the sections of this ordinance pertaining to signs.
- G. Storm drainage, sanitary waste disposal, water supply and garbage disposal shall be reviewed and considered by the Planning Board. Particular emphasis shall be given to the adequacy of existing systems and the need for improvements, both on-site and off-site, to adequately carry runoff and sewage and to maintain an adequate supply of water at sufficient pressure.
- H. Garbage disposal shall be adequate to ensure freedom from vermin and rodent infestation. All disposal systems shall meet City specifications as to installation and construction.
- I. Environmental elements relating to soil erosion, preservation of trees, protection of watercourses and resources, noise, topography and other life forms shall be reviewed, and the design of the plan shall minimize any adverse impact on these elements.
- J. The land development shall conform to design standards that will encourage good design patterns within the City. Where either or both an Official Map or Master Plan has or have been adopted, the development shall conform to the proposals and conditions shown thereon. The streets, drainage rights-of-way, school sites, public parks and playgrounds shown on an officially adopted Official Map or Master Plan shall be considered in approval of a land development.



- A. The applicant shall submit to the Division of Planning and Zoning at least forty five (45) days prior to the regularly scheduled monthly meeting of the Planning Board or Zoning Board of Adjustment a fee in accordance with the City's fee ordinance, a Camden County Planning Board application form in quadruplicate, and three (3) copies, each, of the application and the minor subdivision or minor site plan for a determination by the Zoning Officer/Administrative Officer that the application is complete. Upon determining that the application is complete, the Zoning Officer/Administrative Officer shall request twelve (12) additional copies and plans, and, upon receipt thereof, shall process the application, shall issue an application number, and shall place the item on the agenda. Once an application has been assigned a number, such number shall appear on all papers, maps, plats or plans and other documents submitted for processing in conjunction with the application.
- B. The Zoning Officer/Administrative Officer shall retain one copy, each, of the completed application and the minor subdivision or minor site plan and shall forward the remaining copies to the Secretary of the Planning Board if the application has been submitted to the Planning Board or to the Secretary of the Zoning Board of Adjustment if the application has been submitted to the Zoning Board of Adjustment. Upon receipt of the material, the Secretary of the Planning Board or the Secretary of the Zoning Board of Adjustment, as the case may be, shall distribute copies for review and comment in the following manner, and those who receive such copies shall furnish written comments, where appropriate, to the Board within fourteen (14) days:
1. Division of Planning and Zoning.
  2. Construction Code Official.
  3. City Engineer.
  4. Public Works Director.
  5. Historic Preservation Commission.
  6. Fire Commissioner.

7. The Director of Housing & Community Development.
8. Traffic Engineer.
9. Soil Conservation District.
10. Zoning Officer/Administrative Officer.
11. At the direction of the Planning Board or Zoning Board of Adjustment, as the case may be, additional copies of the minor subdivision or minor site plan shall be sent to other City, County or State agencies and officials including any subdivision, site plan, or development review subcommittee that may have been designated by the Board.

C. Each minor subdivision or minor site plan shall be drawn by, and shall bear the signature, seal, license number and telephone number of a professional engineer, professional architect, and/or land surveyor licensed to practice in the State of New Jersey; provided, however, that all engineering data shall be signed and sealed by a professional engineer.

D. Board Action.

1. No minor subdivision or minor site plan involving any street(s) requiring additional right-of-way width as specified in the Official Map or Master Plan and the street requirements of this Ordinance shall be approved unless such additional right-of-way, either along one or both sides of said streets, as applicable, shall be deeded to the City or other appropriate governmental agency.
2. No minor subdivision or minor site plan involving any corner lot shall be approved unless a sight triangle easement shall be granted as specified in this Ordinance.
3. Deed descriptions, including metes and bounds, easements, covenants, restriction, and roadway and sight triangle easement dedications shall be submitted for approval by the

Board prior to filing with the County Recording Officer.

4. Where the remaining portion of the original tract is sufficient to be subdivided or developed further, the applicant may be required to submit a sketch of the entire remaining portion of the tract to show that the subdivision or development applied for, together with subdivision(s) or development(s) that may be submitted in the future, will not create, impose, aggravate or lead to any such adverse effect.
5. The Board shall take action on minor subdivision and minor site plan applications within forty five (45) days after the application has been certified complete by the Zoning Officer/Administrative Officer or within such further time as may be consented to by the applicant, except in cases where a variance is requested in which case the Board shall take action within one hundred and twenty (120) days.
6. Failure of the Planning Board to act within the period prescribed shall constitute minor subdivision or site plan approval, as the case may be. A certificate of the Board Secretary as to the failure of the Board to act shall be issued on request of the applicant. The certificate shall be sufficient in lieu of the written endorsement or other evidence of approval, herein required, and shall be so accepted by the County Register for purposes of filing subdivision plats or deeds.
7. Any designated subdivision, site plan, or development review subcommittee, as the case may be, shall review the submission to ascertain its conformity with the requirements of this Ordinance. The subcommittee shall offer its recommendations to the Board at a regularly scheduled meeting of the Board within fourteen (14) days after the application has been certified complete.

E. Effect of Approval.

1. When a minor subdivision or minor site plan is approved by the Board, a notation to that effect, including the date of approval shall be made on a master copy. No further

approval of the application shall be required. At least six (6) prints of the plat or plan and any related deed descriptions to be filed with the County Recording Officer shall be signed by the Chairman and Secretary of the Board (or, where either or both may be absent, the acting Chairman or Secretary) and returned to the applicant within one (1) week following the date of approval. In the event the same is disapproved by the Board, the Secretary of the Board, within ten (10) days of memorialization of such action, shall notify the applicant of such disapproval and forward the applicant a copy of the resolution adopted setting forth the reasons for the disapproval.

2. The zoning requirements and general terms and conditions, whether conditional or otherwise, upon which minor subdivision or minor site plan approval was granted, shall not be changed for a period of two (2) years after the date of minor subdivision or minor site plan approval by the Board, provided that the approved minor subdivision or minor site plan shall have been duly recorded.
3. Before the Zoning Officer/Administrative Officer returns any approved minor subdivision or minor site plan to the applicant, the applicant shall provide additional copies of the plat or plan in such number as may be necessary in order to furnish one (1) copy to each of the following:
  - a. Division of Planning and Zoning.
  - b. Construction Code Official.
  - c. City Engineer.
  - d. City Tax Assessor.
  - e. Such other City, County, or State agencies and officials as directed by the Board.

F. Expiration of Minor Subdivision or Minor Site Plan.

Approval of a minor subdivision or minor site plan shall expire one hundred ninety (190) days from the date on which the resolution of approval is adopted unless within such period a plat in conformity with such approval and the Map Filing Law, N.J.S.A. 46:23-9.9 et seq., or a deed clearly describing the approved minor subdivision or minor site plan is filed by the developer with the County Register, the City Engineer and the City Tax Assessor. Any such plat or deed accepted for such filing shall have been signed by the Board Chairperson and Secretary. In reviewing the application for development for a proposed minor subdivision or minor site plan, the Board may accept a plat not in conformity with N.J.S.A. 46:23-9.9 et seq.; provided that if the developer chooses to file the minor subdivision or minor site plan as provided herein by plat rather than deed such plat shall conform with the provisions of the said act.

G. Extensions of Minor Subdivision or Minor Site Plan Approval.

1. The Board may extend the one hundred ninety (190) day period for filing a minor subdivision or minor site plan or deed pursuant to this Ordinance if the developer proves to the reasonable satisfaction of the Board:
  - a. That the developer was barred or prevented, directly or indirectly, from filing because of delays in obtaining legally required approvals from other governmental or quasi-governmental entities; and
  - b. That the developer applied promptly for and diligently pursued the required approvals. The lengths of the extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the Board. The developer may apply for the extension either before or after what would otherwise be the expiration date.
2. The Board shall grant an extension of minor subdivision or minor site plan approval for a period determined by the Board, but not exceeding one (1) year from what would otherwise be the expiration date, if the developer proves to the reasonable satisfaction of the Board that the developer was barred or prevented, directly or indirectly, from

proceeding with the development because of delays in obtaining legally required approvals from other governmental agencies and that the developer applied promptly for and diligently pursued the required approvals. The developer shall apply for the extension before (a) what would otherwise be the expiration date of minor subdivision or minor site plan approval; or (b) the 91<sup>st</sup> day after the developer receives the first legally required approval from other governmental entities, whichever occurs later.

**577-278**      **Minor Subdivision Plat Details.**

- A. Prior to issuance of a Certificate of Completeness or scheduling of a minor subdivision for public hearing, the Planning Board or Zoning Board of Adjustment shall determine that the following have been submitted in proper form. The Zoning Officer/Administrative Officer may schedule a minor subdivision plan for consideration by the municipal agency upon submission of the following:
1. A certificate of title, which may be on the plat (signed by the owner and notarized) or in a letter form, signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in the State of New Jersey, which certificate shall confirm that the owner of the premises in question is the owner as shown on the plat.
  2. The City Engineer's report.
  3. An application for state wetlands approval, where required.
  4. Other submittals that may be required by the City Engineer, Planning Board or Zoning Board of Adjustment or federal, state, county or municipal law.
  5. The application for development for a minor subdivision shall include a request for the granting of any variances and waivers required.
  6. Required application fees.

7. Fifteen (15) copies of a completed application form.
8. Fifteen (15) copies of a plat and attachments meeting the requirements set forth below.
9. Proof of service of notice.

B. Plat requirements:

1. The plat for a minor subdivision shall be drawn at a scale of not less than thirty (30) feet to the inch, shall conform to the provisions of the New Jersey Map Filing Law (N.J.S.A. 46:23-9.9 et seq.).
2. All dimensions, both linear and angular, of the exterior boundaries of the subdivision, and all lots and lands reserved or dedicated for public use shall balance, and their descriptions shall close within a limit of error of not more than one (1) part in ten thousand (10,000).
3. The minor subdivision shall be based upon a current boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys, certified to the subdivider and prepared or recertified by a licensed professional land surveyor.
4. Sheet size shall be no larger than twenty-four by thirty six (24 x 36) inches.
5. All sheets must be folded with title block showing.
6. A title block shall appear on all sheets in the lower right-hand corner and include:
  - a. A title, to read "Minor Subdivision."
  - b. The name of the subdivision or development, if any.
  - c. Name, title, address and telephone number of subdivider or developer.

- d. Name, title, address and license number of the professional or professionals who prepared the plat.
- e. Name, title and address of the owner or owners of record.
- f. Scale.
- g. The date of the original and each subsequent revision, and a list of the specific revisions on each sheet, and
- h. Application number, when assigned, above the title block.

C. Detailed information:

1. A key map [at a scale of not less than one (1) inch equals one thousand (1,000) feet] showing the location of the tract to be subdivided with reference to surrounding areas, existing streets which intersect or border the tract, the names of all such streets and any zone district boundaries and municipal boundaries which are within five hundred (500) feet of the subdivision.
2. The names of all owners of and property lines of parcels adjacent to the land to be subdivided, including properties across the street, within two hundred (200) feet identified on the most recent tax map sheet.
3. All zone district boundaries, municipal borders, existing public easements, Tax Map lot and block numbers, watercourses, floodways and flood hazard areas within two hundred (200) feet and both the width of the paving and the width of the right-of-way of each street within two hundred (200) feet of the subdivision.
4. All existing structures, with an indication of those which are to be destroyed or removed and the front, rear and side yard



dimensions of those to remain, referenced to proposed lot lines.

5. All proposed public easements or rights-of-way with bearing and distances and the purposes thereof.
6. The existing systems of drainage of the subdivision and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage, where required by the City Engineer.
7. All proposed lot lines and the areas of all lots in square feet. The areas and dimensions specified shall be shown to the nearest hundredth of a square foot or hundredth of a linear foot.
8. The North arrow.
9. Written and graphic scales.
10. A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists.
11. Proposed lot and block numbers as assigned by the City Engineer.
12. The Tax Map sheet, block and lot number(s) of the tract to be subdivided as shown on the latest City Tax Map, the date of which shall also be shown.
13. The acreage of the tract being subdivided to the nearest hundredth of an acre.
14. The names and addresses of the owner and subdivider so designated.
15. The name, signature, address and license number of the land surveyor who prepared the map and made the survey. The plat shall bear the embossed seal of said land surveyor.

16. Zoning districts affecting the tract, including district names and requirements.
17. Proposed buffer and landscaped areas.
18. Any existing or proposed easement or land reserved for or dedicated to public use.
19. The mean high water line and all wetlands or other environmentally sensitive areas on or within two hundred (200) feet of the site.
20. All existing bike or hiking trails, vista platforms, boat ramps, swimming beaches, playgrounds or other existing recreation areas.
21. For all areas which fall within the provisions of the Stream and River Corridor Protection and Management Overlay Zone, the plat must delineate: the mean high water level, the limits of the buffer corridor, and the outer limit of the one hundred fifty (150) foot overlay zone.
22. Delineation of wetlands and wetland buffers.
23. Ponds and other lands subject to flooding within the tract and within 100 feet thereof.
24. Contours as shown on the U.S.G.S. topographic sheets, or based on more precise sources, if available, but no less than one (1) foot intervals.
25. Concerning minor subdivisions only, existing and proposed monuments.
26. Sight triangle easements, as applicable.
27. Deed descriptions, including metes and bounds, easements, covenants, restrictions, and roadway and sight triangle dedications.

28. Plans of proposed improvements and/or utility layouts as required by ordinance; and required letters from appropriate state and county agencies granting approval for the extension of utility service(s).
  29. Proposed and existing signs (details).
  30. Architectural or historic significance, if any.
  31. Photographs of any unusual topographic, environmental, historic or physical aspect.
  32. Traffic statement, including present and anticipated volumes, roadway capacity, network problems, and needed improvements.
  33. Certification from the City Tax Collector that all taxes and assessments are paid to date.
  34. Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
  35. Approval signatures.
    - a. Chairman.
    - b. Secretary.
    - c. City Engineer.
    - d. Zoning Officer/Administrative Officer.
  36. Such other information as the municipal agency may require or request during the review of the application for classification and approval as a minor subdivision.
- D. Any approval of an application for development for a minor subdivision granted by the Planning Board or the Zoning Board of Adjustment shall be subject to the following conditions being satisfied prior to the signing of the plat or deed or the issuance of a

building permit:

1. Installation of or posting of performance guaranties for the installation of any improvements required by the Board.
2. Payment of any outstanding real estate taxes and property improvement assessments.
3. Camden County Planning Board approval, if not previously granted.
4. Submission of additional prints of the plat map and attachments for distribution, if required.
5. Any other conditions contained in the resolution of approval.

**577-279**     **Minor Site Plan Details.**

- A. Prior to issuance of a Certificate of Completeness or scheduling of a minor site plan for public hearing, the Planning Board or Zoning Board of Adjustment shall determine that the following have been submitted in proper form. The Division of Planning and Zoning may schedule a minor site plan for consideration by the municipal agency upon submission of the following:
  1. A certificate of title, which may be on the plat (signed by the owner and notarized) or in a letter form, signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in the State of New Jersey, which certificate shall confirm that the owner of the premises in question is the owner as shown on the plat.
  2. The City Engineer's report.
  3. An application for state wetlands approval, where required.
  4. Other submittals that may be required by the City Engineer, Planning Board or Zoning Board of Adjustment or federal, state, county or municipal law.

5. The application for development for a minor site plan shall include a request for the granting of any variances and waivers required.
6. Required application fees.
7. Fifteen (15) copies of a completed application form.
8. Fifteen (15) copies of a plat and attachments meeting the requirements set forth below.
9. Proof of service of notice.

B. Plan requirements:

1. Site plans shall not be drawn at a scale smaller than one (1) inch equals fifty (50) feet nor larger than one (1) inch equals ten (10) feet. If the size of the site would require the use of multiple sheets, then the entire site shall be on one (1) sheet with the detailed information of the site plan, which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one (1) inch equals two hundred (200) feet.
2. Any minor site plan presented to the municipal agency for its approval shall be drawn, signed and appropriately sealed by an architect, professional engineer, land surveyor and/or a professional planner licensed to practice in the State of New Jersey.
3. The site plan shall be based on a current, certified boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys. The date of the survey and the name, signature and license number of the professional land surveyor making the same shall be shown on the map.
4. Topographic survey with contour interval not less than one (1) foot shall be provided. A permanent bench mark shall be shown on the minor site plan.
5. All sheets must be folded with title block showing.

6. The title block shall appear on all sheets in the lower right-hand corner and include:
  - a. A title, to read "Minor Site Plan."
  - b. The name of the development, if any.
  - c. Name, title, address and telephone number of applicant or developer.
  - d. Name, title, address and license number of the professional or professionals who prepared the plan.
  - e. Name, title and address of the owner or owners of record.
  - f. Scale.
  - g. The date of the original and each subsequent revision, and a list of the specific revisions on each sheet, and
  - h. Application number, when assigned, above the title block.

C. Detailed information:

1. The acreage of the tract and site (the portion of the tract involved in the site plan).
2. The floor area of the existing and proposed building(s), listed separately.
3. The proposed use or uses and the floor area devoted to each use.
4. The zone district(s) in which the site is located including requirements.

5. Proposed and required lot dimensions and front, rear and side setbacks.
6. Provided and required off-street parking spaces.
7. Square footage and percentage of the site retained in unoccupied open space and occupied by buildings.
8. The North arrow and written and graphic scales.
9. Sufficient spot elevations and/or contour lines to indicate the proposed system of surface drainage and the relationship of proposed grading to the land surrounding the site.
10. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated, or the limits of alluvial soils, where the boundaries of floodways and hazard areas have not been determined, and/or such other information as may assist the Planning Board in the determination of floodway and flood hazard area limits.
11. Paving and right-of-way widths of existing streets within two hundred (200) feet of the site.
12. The boundary, nature and extent of the wooded areas, and ponds within the site and within two hundred (200) feet thereof. Any specimen trees twelve (12) inches or larger on the site as measured at four (4) feet above the base shall be located and identified by species name.
13. A key map [at a scale not less than one (1) inch equals one thousand (1,000) feet] showing the location of the site with reference to surrounding areas, existing streets, the names of all such streets and any zone district boundaries or municipal boundaries which are within five hundred (500) feet of the subdivision.
14. The following shall also be required unless the Zoning Officer/Administrative Officer determines that they are not necessary to provide a full understanding of the application:

- a. Existing, at the point of connection, and all proposed manholes, sewer lines, waterlines, fire hydrants, utility poles and all other topographical features of a physical or engineering nature within the site and within fifty (50) feet thereof.
- b. All existing structures on the site and within fifty (50) feet thereof, including the use thereof, and indicating those to be destroyed or removed and those to remain.
- c. The location, use, finished grade level, ground coverage, first floor and basement elevations, front, rear and side setbacks of all buildings and other pertinent improvements.
- d. Existing and proposed public easements or rights-of-way and the purposes thereof.
- e. Zone district boundaries and the Tax Map sheet, lot and block numbers and the names of owners of all properties across any street from or within fifty (50) feet of the site.
- f. The capacity of off-street parking areas and the location and dimensions of all access drives, aisles and parking stalls.
- g. The location and size of proposed loading docks.
- h. The location of curbs and sidewalks.
- i. Cross section(s) showing the composition of pavement areas, curbs and sidewalks.
- j. An exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal footcandles, wattage and drawn details of all outdoor lighting standards and



fixtures.

- k. A landscaping and screening plan showing the location, type, spacing and number of each type of tree or shrub and the location, type and amount of each type of ground cover to be utilized and planting details for trees, shrubs and/or ground cover.
  - l. The location of signs and drawn details showing the size, nature of construction, height and content of all signs.
  - m. Drawn details of the type of screening to be utilized for refuse storage areas, outdoor equipment and bulk storage areas.
  - n. Floor plans and building elevation drawings of any proposed structure or structures, or existing structures to be renovated.
  - o. A written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards; and the written description of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site and provisions to be made for site maintenance.
  - p. Such other information as the municipal agency and/or the City Engineer may request during site plan review.
15. The Tax Map sheet, block and lot number of the site, as shown on the latest Tax Map, the date of which should also be shown.
16. The names and addresses of the owner and developer so designated.
17. The name(s), signature(s), address(s), and license

number(s) of the engineer, architect, land surveyor or planner who prepared the plat and their embossed seal.

18. If the site plan contains more than one (1) sheet, each sheet shall be numbered and titled.
19. Proposed buffer and landscaped areas.
20. Delineation of wetlands and wetland buffers.
21. Ponds and other lands subject to flooding within the tract and within 100 feet thereof.
22. Contours as shown on the U.S.G.S. topographic sheets, or based on more precise sources, if available, but no less than one (1) foot intervals.
23. Sight triangle easements, as applicable.
24. Deed descriptions, including metes and bounds, easements, covenants, restrictions, and roadway and sight triangle dedications.
25. Plans of proposed improvements and/or utility layouts as required by ordinance; and required letters from appropriate state and county agencies granting approval for the extension of utility service(s).
26. Proposed and existing signs (details).
27. Architectural or historic significance, if any.
28. Photographs of any unusual topographic, environmental, historic or physical aspect.
29. Traffic statement, including present and anticipated volumes, roadway capacity, network problems, and needed improvements.
30. Certification from the City Tax Collector that all taxes and

assessments are paid to date.

31. Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
32. Approval signatures.
  - a. Chairman.
  - b. Secretary.
  - c. City Engineer.
  - d. Zoning Officer/Administrative Officer.
33. Such other information as the municipal agency may require or request during the review of the application for classification and approval as a minor site plan.

D. Any approval of an application for development for a minor site plan granted by the Planning Board or the Zoning Board of Adjustment shall be subject to the following conditions being satisfied prior to the signing of the site plan or issuance of a building permit:

1. Installation and approval or posting of performance guaranties for the installation of those improvements which are necessary to protect adjacent property and public interest in the event that development of the site was not completed.
2. Payment of any outstanding real estate taxes and property improvement assessments.
3. Final Camden County Planning Board approval, if not previously granted.
4. Submission of additional prints of the plat map and attachments for distribution, if required.

5. Filing of an appropriate instrument with the Camden County Clerk consolidating the lots constituting the site, if required.
6. Any other conditions contained in the resolution of approval.

**577-280      Preliminary Major Subdivision and Site Plan Review Procedures.**

- A. The applicant shall submit to the Division of Planning and Zoning at least forty five (45) days prior to the regularly scheduled monthly meeting of the Planning Board or Zoning Board of Adjustment a fee in accordance with the City's fee ordinance, a Camden County Planning Board application form in quadruplicate, three (3) copies, each, of the application and the preliminary major subdivision plat or preliminary major site plan for a determination by the Zoning Officer/Administrative Officer that the application is complete. Upon determining that the application is complete, the Zoning Officer/Administrative Officer shall request twelve (12) additional copies and plans, and, upon receipt thereof, shall process the application, shall issue an application number, and shall place the item on the agenda. Once an application has been assigned a number, such number shall appear on all papers, maps, plats or plans and other documents submitted for processing in conjunction with the application.
- B. The Zoning Officer/Administrative Officer shall retain one copy, each, of the completed application and the preliminary subdivision plat or site plan and shall forward the remaining copies to the Secretary of the Planning Board if the application has been submitted to the Planning Board or to the Secretary of the Zoning Board of Adjustment if the application has been submitted to the Zoning Board of Adjustment. Upon receipt of the material, the Secretary of the Planning Board or the Secretary of the Zoning Board of Adjustment, as the case may be, shall distribute copies for review and comment in the following manner, and those who receive such copies shall furnish written comments, where appropriate, to the Board within fourteen (14) days:
  1. Division of Planning and Zoning.
  2. Construction Code Official.

3. City Engineer.
4. Public Works Director.
5. Historic Preservation Commission.
6. Fire Commissioner.
7. The Director of Housing and Community Development.
8. Traffic Engineer.
9. Soil Conservation District.
10. Zoning Officer/Administrative Officer.
11. At the direction of the Planning Board or Zoning Board of Adjustment, as the case may be, copies of the preliminary plat or preliminary site plan shall be sent to other City, County or State agencies and officials including any subdivision, site plan, or development review subcommittee that may have been designated by the Board.

C. Each preliminary plat or preliminary site plan shall be drawn by, and shall bear the signature, seal, license number and telephone number of a professional engineer licensed to practice in the State of New Jersey.

D. Board Action.

1. Subdivisions.
  - a. The Board shall approve, conditionally approve or deny a preliminary major subdivision application of ten (10) or fewer lots within forty five (45) days after the submission of a complete application, unless the applicant shall extend the period of time within which the Board may act.
  - b. The Board shall approve, conditionally approve or

deny a preliminary major subdivision application of more than ten (10) lots within ninety five (95) days after the submission of a complete application, unless the applicant shall extend the period of time within which the Board may act.

- c. Failure of the Board to act within the time prescribed shall constitute preliminary major subdivision approval and a certificate of the Board Secretary as to the failure of the Board to act shall be issued on request of the applicant. Said certificate shall be sufficient in lieu of the written endorsement or other evidence of approval herein required, and shall be accepted by the County Register for purposes of filing subdivision plats.

## 2. Site Plans.

- a. The Board shall approve, conditionally approve or deny a preliminary major site plan which involves ten (10) acres of land or less, and ten (10) dwelling units or less, within forty five (45) days after the submission of a complete application unless the applicant shall extend the period of time within which the Board may act.
- b. The Board shall approve, conditionally approve or deny the preliminary major site plan of more than ten (10) acres or more than ten (10) dwelling units within ninety five (95) days after the application is certified complete unless the applicant shall extend the period of time within which the Board may act.
- c. Failure of the Board to act within the time prescribed shall constitute preliminary major site plan approval and a certificate of the Board Secretary as to the failure of the Board to act shall be issued on request of the applicant. Said certificate shall be sufficient in lieu of a written endorsement or other evidence of approval herein required.

3. Any designated subdivision, site plan, or development review subcommittee, as the case may be, shall review the submission to ascertain its conformity with the requirements of this Ordinance. The subcommittee shall offer its recommendations to the Board at a regularly scheduled meeting of the Board within fourteen (14) days after the application has been certified complete.
4. Where the remaining portion of the original tract is sufficient to be subdivided or further developed, the applicant may be required to submit a sketch of the entire remaining portion of the tract to indicate that the subdivision or development applied for, together with such subsequent subdivision(s) or development(s) as may be submitted in the future, will not create, impose, aggravate or lead to any such adverse effect.

E. Effect of Approval.

Preliminary approval of a major subdivision or site plan, except as provided in paragraph D. of this section, shall confer upon the applicant the following rights for a 3-year period from the date on which the resolution granting preliminary approval is adopted:

1. That the general terms and conditions on which preliminary approval was granted shall not be changed, including, but not limited to, use requirements; layout and design standards for streets, curbs and sidewalks; lot sizes; yard dimensions and off-tract improvements; and in the case of a site plan, any requirements peculiar to site plan approval pursuant to N.J.S.A. 40:55D-41, except that nothing herein shall be construed to prevent the City from modifying by ordinance such general terms and conditions of preliminary approval as related to public health and safety.
2. That the applicant may submit for final approval on or before the expiration date of preliminary approval the whole or a section or sections of the preliminary subdivision plat or site plan, as the case may be.

3. That the applicant may apply for and the Board may grant extension on such preliminary approval for additional periods of at least one (1) year but not to exceed a total extension of two (2) years, provided that if the design standards have been revised by ordinance, such revised standards may govern.
4. In the case of a subdivision of or a site plan for a planned development of fifty (50) acres or more, conventional subdivision or site plan for one hundred fifty (150) acres or more, or site plan for development of a nonresidential floor area of two hundred thousand (200,000) square feet or more, the appropriate Board may grant the rights referred to in paragraphs A., B., and C. above for such periods of time, longer than two (2) years, as shall be determined by the appropriate Board to be reasonable taking into consideration: (1) the number of dwelling units and nonresidential floor area permissible under final approval, (2) economic conditions and (3) the comprehensiveness of the development. The developer may apply for thereafter, and the Board may thereafter grant, an extension of final approval for such additional period of time as shall be determined by the Board to be reasonable taking into consideration: (1) the number of dwelling units and nonresidential floor area permissible under final approval, (2) the number of dwelling units and nonresidential floor area remaining to be developed, (3) economic conditions and (4) the comprehensiveness of the development.
5. Whenever the Board grants an extension of preliminary approval and preliminary approval has expired before the date on which the extension was granted, the extension shall begin on what would otherwise be the expiration date. The developer may apply for an extension either before or after what would otherwise be the expiration date.
6. The Board shall grant an extension of preliminary approval for a period determined by the Board but not exceeding one (1) year from what would otherwise be the expiration date, if the developer proves to the reasonable satisfaction of the



Board that the developer was barred or prevented, directly or indirectly, from proceeding with the development because of delays in obtaining legally required approvals from other governmental entities and that the developer applied promptly for and diligently pursued the required approvals. The developer shall apply for the extension before (1) what would otherwise be the expiration date of the preliminary approval, or (2) the 91<sup>st</sup> day after the developer received the last legally required approval from other governmental entities, whichever is later. An extension granted pursuant to this section shall not preclude the Board from granting an extension pursuant to the provisions of this Article.

- F. Approval of a preliminary plat shall not confer upon the developer the right to undertake any clearing or grading and/or to install any improvements prior to final plat approval unless it shall be determined by the Planning Board or Zoning Board of Adjustment and the City Engineer that such clearing, grading and/or installation of improvements would not hinder future development or create physical or aesthetic problems in the event that further development of the subdivision is not undertaken and that required inspection fees have been paid and adequate performance guaranties have been posted to provide for the cost to the municipality of performing work that may be necessary to protect adjacent property owners and the public interest in the event that such clearing, grading and/or installation of improvements is not completed and/or further development of the subdivision is not undertaken. Such performance guaranties shall include, but are not limited to, the cost to the municipality of providing erosion control facilities, seeding or otherwise stabilizing the site, drainage facilities necessary to protect off-tract acres from flooding, screening or fencing that may be required and all improvements to be undertaken which are within existing public rights-of-way of easements.
- G. Combined preliminary and final site plan approval may be granted provided all submission requirements for both applications are met. The time limit within which the Board shall act shall be the longest time permitted for either of the two approvals.

- A. Prior to issuance of a Certificate of Completeness, the Planning Board or Zoning Board of Adjustment shall determine that the following have been submitted in proper form. The Zoning Officer/Administrative Officer may schedule a preliminary plat of a major subdivision for consideration by the municipal agency upon submission of the following:
1. A certificate of title, which may be on the plat (signed by the owner and notarized) or in a letter form, signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in the State of New Jersey, which certificate shall confirm that the owner of the premises in question is the owner as shown on the plat.
  2. The City Engineer's report.
  3. An application for state wetlands approval, where required.
  4. Other submittals that may be required by the City Engineer, Planning Board or Zoning Board of Adjustment or federal, state, county or municipal law.
  5. The application for development for a major subdivision shall include a request for the granting of any variances and waivers required.
  6. Required application fees.
  7. Fifteen (15) copies of a completed application form.
  8. Fifteen (15) copies of a plat and attachments meeting the requirements set forth below.
  9. Proof of service of notice.
- B. Plat requirements:
1. All plats containing proposals or designs for drainage,

streets and subdivision layouts shall be prepared by a professional engineer licensed to practice in the State of New Jersey and shall bear the address, signature, embossed seal and license number of said professional engineer. The preliminary plan shall not be drawn at a scale smaller than one (1) inch equals fifty (50) feet nor larger than one (1) inch equals ten (10) feet. If the size of the site would require the use of more than one (1) sheet in order to show the entire site on one (1) sheet, the detailed information for the plat shall be shown in sections not larger than thirty six by twenty-four (36 x 24) inches, which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one (1) inch equals two hundred (200) feet. The preliminary plan shall be based on a current, certified boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys. The date of the survey and the name, signature and license number of the professional land surveyor making the same shall be shown on the map.

2. The title block shall appear on all sheets in the lower right-hand corner and include:
  - a. A title, to read "Preliminary Plat – Major Subdivision."
  - b. The name of the subdivision or development, if any.
  - c. Name, title, address and telephone number of the subdivider or developer.
  - d. Name, title, address and license number of the professional or professionals who prepared the plat.
  - e. Name, title and address of the owner or owners of record.
  - f. Scale.
  - g. The date of the original and each subsequent revision, and a list of the specific revisions on each sheet.

- h. Application number, when assigned, above the title block.

C. Detailed information:

1. A key map [at a scale of not less than one (1) inch equals on thousand (1,000) feet] showing the location of the tract to be subdivided with reference to surrounding areas, existing streets which intersect or border the tract, the names of all such streets and any zone district boundaries and municipal boundaries which are within five hundred (500) feet of the subdivision.
2. A schedule shall be placed on the map indicating the acreage of the tract, the number of lots, the zone district, the minimum required lot areas, setbacks, yards and dimensions.
3. Zone district boundaries, municipal borders and the names of all owners, lot and block numbers and property lines of parcels within two hundred (200) feet of the land to be subdivided, including properties across the street, as shown by the most recent records of the municipality of which the property is part.
4. The preliminary plat shall be based on a current certified boundary survey as required above with sufficient lines of the adjoining tracts surveyed to establish any overlap or gap between the adjoining boundary lines and the boundary lines of the tract in question and prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys. The date of the survey and the name of the person making the same shall be shown on the map.
5. Existing one-foot-interval contours based on a permanent bench mark shall be shown on the plan. Elevations shall be shown extending a minimum of two hundred (200) feet behind the boundary of the tract in question and shall be certified by a New Jersey licensed land surveyor or

professional engineer as to accuracy, except that where the slopes exceed three percent (3%), a two foot interval may be used, and if the slopes exceed ten percent (10%), a five foot interval is permissible. The source of elevation datum base shall be noted. If contours have been established by aerial photography, a check profile shall be made on the boundary line of the tract and certified by a New Jersey licensed land surveyor.

6. All existing streets, public easements, watercourses, floodways and flood hazard areas within the proposed subdivision and within two hundred (200) feet of the boundaries thereof, including both the width of the paving and the width of the right-of-way of each street within two hundred (200) feet of the subdivision.
7. All existing structures, an indication of those which are to be destroyed or removed and the front, rear and side yard dimensions of those to remain.
8. The boundaries, nature, extent and acreage of wooded areas, specimen trees, and other significant physical features, including ponds, all existing bike or hiking trails, vista platforms, boat ramps, swimming beaches, playgrounds, and other existing recreation areas within the proposed subdivision and within two hundred (200) feet thereof.
9. The layout of the proposed subdivision drawn in compliance with the provisions of this Ordinance.
10. All proposed public easements or rights-of-way by metes and bounds and the purposes thereof and proposed streets within the proposed subdivision. The proposed streets shall show the right-of-way and proposed pavement width.
11. The existing systems of drainage of the subdivision and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage.
12. The acreage of the drainage area (or areas) of each natural

or man-made watercourse traversing the subdivision, including the area within the subdivision and the area upstream from the subdivision.

13. All proposed lot lines and the areas of all lots in square feet. The areas and dimensions specified should be accurate to within thousandth of an acre and hundredth of a foot.
14. The North arrow and basis therefore and written and graphic scales.
15. Preliminary utility layouts showing methods of connection and sources of service. Prior to public hearing for a preliminary subdivision plat, the developer shall provide written certification that he has contacted the involved servicing utility companies and has received their detailed specific installation standards. It will be the developer's responsibility to then integrate the various design standards and achieve optimum coordinated design.
16. The proposed location and area, in acres or square feet, of all proposed common open space areas.
17. The types and locations of all stakes, marks or flagged points, if any, placed on the property to aid in on-site inspections. The Board may require that the marks or stakes, as a minimum, be placed at the intersection of all lines of the tract boundary with existing streets, at the center of all cul-de-sac, at all internal street intersections, along street tangents, at intervals not exceeding five hundred (500) feet and at such additional locations as the Board may deem necessary. The locations indicated on the plat shall be accurate within plus or minus ten (10) feet. Any traverse lines cut out and/or marked on the site shall be shown on the plan. If such on-site points, as above discussed, have not been established at the time of submission of a tentative plat, the Board may give the subdivider fifteen (15) days' notice of the date of any proposed site inspection by the Board so the points can be set.

18. The tentative plat shall show, on the property to be subdivided and within two hundred (200) feet of that property, all existing paper streets, dirt roads, paved streets, curbs, manholes, sewer lines, water and gas pipes, utility poles, ponds, wetlands and all other topographical features of a physical or engineering nature.
19. For all areas which fall within the provisions of the Stream and River Corridor Protection and Management Overlay Zone, the plat must delineate: the mean high water line, the limits of the buffer corridor, and the outer limit of the overlay zone. In addition, the applicant must provide proof that a request for State verification of wetlands (Letter of Interpretation) has been made.
20. Preliminary on-site grading and drainage plan.
  - a. The preliminary plat shall show or be accompanied by a preliminary grading and drainage plan which shall show locations of all existing and proposed drainage swales and channels, retention-recharge basins, the scheme of surface drainage and other items pertinent to drainage, including the approximate proposed grading contours at one-foot intervals, except that if slopes exceed five percent (5%), a two-foot interval may be used, and if they exceed ten percent (10%), a five-foot interval is permissible.
  - b. The plan shall outline the approximate area contributing to each inlet.
  - c. All proposed drainage shall be shown with preliminary pipe type and sizes, invert elevations, grades and direction of flow. The direction of flow of all surface water and all watercourses shall be shown.
  - d. The preliminary grading and drainage plan shall be accompanied by drainage calculations made in accordance with standards in this chapter.
21. The preliminary plat shall also be accompanied by a

preliminary off-site drainage plan prepared in accordance with the following standards:

- a. The plan shall consist of an outline of the entire drainage basin in which the property to be subdivided is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
  - b. Pertinent off-site existing drainage, which receives or discharges runoff from or onto the site, shall be shown with elevations or inverts, pipe types and sizes or other appropriate physical data for open or nonpipe conduits.
  - c. To the extent that information is available and may be obtained from the County or City Engineer(s), any existing plans for drainage improvements shall be shown.
  - d. In the event that a temporary drainage system is proposed, tentative plans of that system shall be shown.
22. Boring logs, if required by the City Engineer.
23. The location, dimensions, area and disposition of any park and recreation areas shall be shown and noted on the preliminary plat and shall be subject to the approval of the Board.
24. A preliminary sectionalization and staging plan, showing the following:
- a. If the subdivision is proposed to be filed for final approval in sections, the plan shall show each such section and the anticipated date of filing for each section. The staging of the various sections in the subdivision shall be such that if development of the subdivision were to be discontinued after the



completion of any section, the developed portion of the subdivision would be provided with adequate street drainage and utility systems. The size and staging of the section in a subdivision shall be established to promote orderly development and shall be subject to the approval of the Board.

- b. The sectionalization and staging plan shall identify for each lot or group of lots in the subdivision those improvements that will be completed prior to application for certificates of occupancy. The plan should demonstrate that the staging of construction will minimize adverse effects upon occupied buildings in the subdivision and adjoining properties.
25. If the Planning Board or Zoning Board of Adjustment determines that existing trees located on the site may have an effect on the proper layout of the subdivision, it may be required that the location, caliper and type be shown on the plat for the following:
- a. Living deciduous trees having a trunk of four (4) inches diameter or more measured at four (4) feet above grade.
  - b. All living coniferous trees having a trunk of four (4) inches or more in diameter measured at four (4) feet above grade.
26. The location of proposed depressed pedestrian ramps and other facilities for the handicapped.
27. Size, height and location of all proposed buildings, structures and signs.
28. All dimensions necessary to confirm conformity to the Ordinance requirements.
29. A plan of proposed methods for control of soil erosion and sediment.

30. The proposed location, height, direction of illumination, power and type of proposed outdoor lighting including details of lighting poles and luminaries.
31. A landscaping plan prepared by a registered landscape architect showing all proposed plant materials including all proposed screening and buffering. The location of all proposed plantings shall also be indicated and keyed into a legend listing the botanical and common names, the size at time of planting, and the total quantity of each plant.
32. The location of any off-street parking area, showing size and location of bays, aisles, barriers, and landscaping.
33. All means of vehicular access and egress to and from the site onto public streets, showing the location of driveways and curb cuts, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other proposed devices.
34. Plans of proposed utility improvements including sewers, storm drains and water lines and connections to gas, telephone and electrical utility systems, and a letter from any existing utility company to the effect that such service will be available.
35. A copy of any protective covenants or deed restrictions applying to the land being developed.
36. The location of all proposed permanent monuments.
37. Existing and proposed traffic patterns.
38. Architectural or historic significance of any existing buildings to remain or to be removed.
39. Scale model of proposed development.
40. Certification from the City Tax Collector that all taxes are paid up to date.

41. Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
  42. Approval signatures:
    - a. Chairman.
    - b. Secretary.
    - c. City Engineer.
    - d. Zoning Officer/Administrative Officer.
  43. Such other information as the municipal agency may require or request during the review of the application for classification and approval as a major subdivision plan.
- D. Any approval of an application for development for a preliminary subdivision plat granted by the Planning Board or Zoning Board of Adjustment shall be subject to the following conditions being satisfied prior to the signing of the plat or deed or the issuance of a building permit:
1. Installation of or posting of performance guaranties for the installation of any improvements required by the Board.
  2. Payment of any outstanding real estate taxes and property improvement assessments.
  3. Camden County Planning Board approval, if not previously granted.
  4. Submission of additional prints of the plat map and attachments for distribution, if required.
  5. Any other conditions contained in the resolution of approval.

- A. Prior to issuance of a Certificate of Completeness, the Planning Board or Zoning Board of Adjustment shall determine that the following have been submitted in proper form. The Zoning Officer/Administrative Officer may schedule a preliminary plat of a major site plan for consideration by the municipal agency upon submission of the following:
1. A certificate of title, which may be on the plat (signed by the owner and notarized) or in a letter form, signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in the State of New Jersey, which certificate shall confirm that the owner of the premises in question is the owner as shown on the plat.
  2. The City Engineer's report.
  3. An application for state wetlands approval, where required.
  4. Other submittals that may be required by the City Engineer, Planning Board or Zoning Board of Adjustment or federal, state, county or municipal law.
  5. The application for development for a preliminary major site plan shall include a request for the granting of any variances and waivers required.
  6. Required application fees.
  7. Fifteen (15) copies of a completed application form.
  8. Fifteen (15) copies of a plat and attachments meeting the requirements set forth below.
  9. Proof of service of notice.
- B. Plat requirements:
1. Any preliminary plat of a major site plan presented to the Planning Board or Zoning Board of Adjustment for its

approval shall be signed and appropriately sealed by an architect, professional engineer, land surveyor and/or professional planner licensed to practice in the State of New Jersey; provided, however, that sanitary sewer, water distribution and storm drainage plans and water and sewage treatment plans may only be signed for and sealed by a professional engineer.

2. Site plans shall not be drawn at a scale smaller than one (1) inch equals fifty (50) feet nor larger than one (1) inch equals ten (10) feet. If the size of the site would require the use of more than one (1) sheet in order to show the entire site on one (1) sheet, the detailed information for the site plan shall be shown in sections not larger than thirty six by twenty-four (36 x 24) inches, which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one (1) inch equals two hundred (200) feet.
3. The site plan shall be based on a current, certified boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys. The date of the survey and the name, signature and license number of the professional land surveyor making the same shall be shown on the map.
4. The title block shall appear on all sheets in the lower right-hand corner and include:
  - a. A title, to read "Preliminary Plat – Major Site Plan."
  - b. The name of the development, if any.
  - c. The Tax Map sheet, block and lot number of the site, as shown on the latest Tax Map, the date of which should also be shown.
  - d. The date of the original and all revisions.
  - e. The names and addresses of the owner and developer so designated.
  - f. The names, signature, addresses and license

numbers of the engineer, architect, land surveyor or planner who prepared the plat and their embossed seal(s).

- g. If the site plan contains more than one (1) sheet, each sheet shall be numbered and titled.
- h. Application number, when assigned, above the title block.

C. Detailed information:

1. The acreage of the tract and site (the portion of the tract involved in the site plan).
2. The floor area of the existing and proposed building, listed separately.
3. The proposed use or uses and the floor area devoted to each use.
4. The zone district(s) in which the site is located.
5. Proposed and required lot dimensions and front, rear and side setbacks.
6. Proposed and required off-street parking spaces.
7. Square footage and percentage of the site retained in unoccupied open space and occupied by buildings.
8. The North arrow and written and graphic scales.
9. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated, or the limits of alluvial soils, where the boundaries of floodways and flood hazard areas have not been determined and/or such other information as may assist the Planning Board in the determination of floodway and flood hazard area limits.

10. Paving and right-of-way widths of existing street within two hundred (200) feet of the site.
11. The boundary, nature and extent of the wooded areas, swamps, bogs and ponds within the site and within two hundred (200) feet thereof.
12. Existing and proposed manholes, sewer lines, fire hydrants, waterlines, utility poles and all other topographical features of a physical or engineering nature within the site and within two hundred (200) feet thereof.
13. All existing structures on the site and within two hundred (200) feet thereof, including their use, indicating those to be destroyed or removed and those to remain.
14. The location, use, finished grade level, ground coverage, first floor and basement elevations, front, rear and side setbacks of all existing buildings and other pertinent improvements.
15. Existing and proposed public easements or rights-of-way and the purposes thereof.
16. A grading plan showing existing and proposed grading contours at one-foot intervals throughout the tract, except that if slopes exceed five percent (5%), a two-foot interval may be used, and if they exceed ten percent (10%), a five-foot interval is permissible. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading.
17. A properly completed site plan application form, including whether or not the lot(s) are located within a buffer corridor or Stream and River Corridor Protection Management Overlay Zone.
18. Copy and or delineation of any existing or proposed deed restrictions or covenants.

19. Any existing or proposed easement or land reserved for or dedicated to public use.
20. For all areas of the site which fall within the Stream and River Corridor Protection Management Overlay Zone, the site plan must delineate the mean high water line, the limits of the buffer corridor, and the outer limit of the overlay zone.
21. On-site drainage plan.
  - a. The drainage plan shall be presented in graphic form which shall clearly show the street and lot layout and those items which are pertinent to drainage, including existing and proposed contours as previously required.
  - b. The plan shall outline each area contributing to each inlet.
  - c. All proposed drainage shall be shown with pipe type and sizes invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams shall be shown.
  - d. The drainage plan shall be accompanied by complete drainage calculations made in accordance with the standards set forth in this Article.
22. The plat shall also be accompanied by an off-site drainage plan prepared in accordance with the following standards:
  - a. The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
  - b. Pertinent off-site existing drainage shall be shown with elevations of inverts and grates to the nearest one-tenth (0.1) of a foot.



- c. To the extent that information is available and may be obtained from the County or City Engineer(s), any existing plans for drainage improvements shall be shown.
  - d. In the event that a temporary drainage system is proposed, full plans of that system shall be shown.
  - e. The off-site drainage plans shall be accomplished by profiles of all proposed drainage, showing existing details, pipe sizes, types, inverts, crowns and slopes; all proposed structures and connections; and design hydraulic grade lines for all conduits. Cross sections at intervals not exceeding one hundred (100) feet shall be shown for all open channels.
23. If required by the municipal agency, center-line profiles of streets bordering the site, internal roadways and major circulation aisles showing:
- a. Existing and proposed final grades and slopes.
  - b. Pipe sizes, slope, types, inverts and grate or rim elevation of drainage and sanitary sewerage facilities.
24. Boring logs, if required by the City.
25. Zone district boundaries and the Tax Map sheet, lot and block numbers and names of owners of all properties within two hundred (200) feet of the site.
26. A key map, at a scale of not less than one (1) inch equals one thousand (1,000) feet, showing the location of the site with reference to surrounding areas, existing streets, the names of all such streets and any zone district boundary or municipal boundary which is within five hundred (500) feet of the subdivision.
27. The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as

common open space, indicating the facilities to be provided in such areas.

28. The capacity of off-street parking areas and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience and the estimated average number of passenger vehicles, single-unit trucks or buses and semitrailers that will enter the site each day.
29. Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation. The reviewing agency may require the developer to apply for the appropriate provisions of N.J.S.A. 39:1-1 et seq. governing motor vehicle operation made applicable to the site, thereby allowing municipal police regulation of traffic control devices; he shall submit a formal request and a detailed plan meeting the requirements of the New Jersey Department of Transportation. The City Engineer will advise the developer regarding the details of such a plan.
30. The location and size of proposed loading docks.
31. The location of curbs and sidewalks.
32. Cross sections showing the composition of pavement areas, curbs and sidewalks.
33. An exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal footcandles, wattage and drawn details of all outdoor lighting standards and fixtures.
34. Landscaping and screening plan showing the location, type, spacing and number of each type of tree or shrub, the location, type and amount of each type of ground cover to

be utilized and a plant list and planting details for trees, shrubs and/or ground cover.

35. The location of signs and drawn details showing the size, nature of construction, height and content of all signs.
36. Drawn details of the type of screening to be utilized for refuse storage areas, outdoor equipment and bulk storage areas.
37. Floor plans and building elevation drawings of any proposed structure, or existing structures to be renovated.
38. The location of handicapped facilities, including parking spaces and ramps, where applicable.
39. If the Planning Board or Zoning Board of Adjustment determines that existing trees located on the site may have an effect on the proper layout of the site, it may be required that the location, caliper and type be shown on the plat for the following:
  - a. Living deciduous trees having a trunk diameter of four (4) inches or more at breast height.
  - b. All living coniferous trees having a trunk of four (4) inches or more diameter at breast height.
40. Developers of large uses, such as shopping centers, industrial parks or other such uses proposed to be developed in stages, shall submit a sectionalization and staging plan showing the following:
  - a. The anticipated date for commencing construction of each section or stage. The staging of development on the site shall be such that if development of the site were discontinued after the completion of any stage, the developed portion of the site would comply in all respects to the requirements of this chapter and be provided with adequate drainage and utility systems.

- b. Those improvements that will be completed in each stage prior to application for a certificate of occupancy. The plan should demonstrate that the staging of construction will minimize adverse effects upon occupied buildings in the site and adjoining properties.
  
- 41. A written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site and provisions to be made for site maintenance.
  
- 42. A copy of any protective covenants or deed restrictions applying to the land being developed.
  
- 43. The location of all proposed permanent monuments.
  
- 44. Existing and proposed traffic patterns.
  
- 45. Architectural or historic significance of any existing buildings to remain or to be removed.
  
- 46. Scale model of proposed development.
  
- 47. Certification from the City Tax Collector that all taxes are paid up to date.
  
- 48. Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
  
- 49. Approval signatures:
  - a. Chairman.
  
  - b. Secretary.

- c. City Engineer.
  - d. Zoning Officer/Administrative Officer.
50. Such other information as the municipal agency may require or request during the review of the application for classification and approval as a preliminary major site plan.
- D. Any approval of an application for development for a major site plan granted by the municipal agency shall be subject to the following conditions being satisfied prior to the signing of the site plan or issuance of a building permit:
- 1. Installation and approval or posting of performance guaranties for the installation of those improvements which are necessary to protect adjacent property and public interest in the event that development of the site was not completed.
  - 2. Payment of any outstanding real estate taxes and property improvement assessments.
  - 3. Final Camden County Planning Board approval, if not previously granted.
  - 4. Submission of additional prints of the plat map and attachments for distribution, if required.
  - 5. Filing of an appropriate instrument with the Camden County Clerk consolidating the lots constituting the site, if required.
  - 6. Any other conditions contained in the resolution of approval.

**577-283**

**Final Major Subdivision and Site Plan Review Procedures.**

- A. The applicant shall submit to the Division of Planning and Zoning at least forty five (45) days prior to the regularly scheduled monthly meeting of the Planning Board or Zoning Board of Adjustment a fee in accordance with the City's fee ordinance, a Camden County Planning Board application form in quadruplicate, and three (3)

copies, each, of the application and final major subdivision plat or final major site plan for a determination by the Zoning Officer/Administrative Officer that the application is complete. Upon determining that the application is complete, the Zoning Officer/Administrative Officer shall request twelve (12) additional copies and plans and, upon receipt thereof, shall process the application, shall issue an application number, and shall place the item on the agenda. Once an application has been assigned a number, such number shall appear on all papers, maps, plats or plans and other documents submitted for processing in conjunction with the application.

B. The Zoning Officer/Administrative Officer shall retain one (1) copy, each, of the completed application and the final subdivision plat or final site plan and shall forward the remaining copies to the Secretary of the Planning Board if the application has been submitted to the Planning Board or to the Secretary of the Zoning Board of Adjustment if the application has been submitted to the Zoning Board of Adjustment. Upon receipt of the material, the Secretary of the Planning Board or the Secretary of the Zoning Board of Adjustment, as the case may be, shall distribute copies for review and comment in the following manner, and those who receive such copies shall furnish written comments, where appropriate, to the Board within fourteen (14) days:

1. Division of Planning and Zoning.
2. Construction Code Official.
3. City Engineer.
4. Public Works Director.
5. Historic Preservation Commission.
6. Fire Commissioner.
7. The Director of Code Enforcement.
8. Traffic Engineer.

9. Soil Conservation District.
  10. Zoning Officer/Administrative Officer.
  11. At the direction of the Planning Board or Zoning Board of Adjustment, as the case may be, additional copies of the final plat or plan shall be sent to other City, County, or State agencies and officials, including any subdivision, site plan, or development review subcommittee that may have been designated by the Board.
- C. Each final plat or final site plan shall be drawn by, and shall bear the signature, seal, license number and telephone number of a professional engineer licensed to practice in the State of New Jersey.
- D. Board Action.
1. The Board shall grant final approval if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by ordinance for final approval, the conditions for preliminary approval, and, in the case of a major subdivision, the standards prescribed in the "Map Filing Law" P.L. 1960, c.141. In the case of a planned unit development, the Board may permit minimal deviations from the conditions of preliminary approval necessitated by change of conditions beyond the control of the developer since the date of preliminary approval without the developer being required to submit another application for development for preliminary approval.
  2. Final approval shall be granted or denied within forty five (45) days after submission of a complete application or within such further time as may be consented to by the applicant. Failure of the Board to act within the period prescribed shall constitute final approval and a certificate of the Board Secretary as to the failure of the Board to act shall be issued on request of the applicant. The certificate shall be sufficient in lieu of the written endorsement or other

evidence of approval, herein required, and, in the case of subdivision plans, shall be so accepted by the County Register for purposes of filing.

3. Whenever review or approval of the application by the County Planning Board is required by N.J.S.A. 40:27-6.1 or 40:27-6.6, the Board shall condition its approval upon timely receipt of a favorable report on the application by the County Planning Board or approval by the County Planning Board by its failure to report thereon within the required time period.

E. Effect of Approval.

1. The zoning requirements applicable to the preliminary approval first granted and all other rights conferred upon the developer, pursuant to this Article, whether conditionally or otherwise, shall not be changed for a period of two (2) years after the date on which the resolution of final approval is adopted; provided that in the case of major subdivision the rights conferred by this Article shall expire if the plat has not been duly recorded within the time period provided in this article. If the developer has followed the standards prescribed for final approval and, in the case of subdivision, has duly recorded the plat with the County Register in accordance with this article, Board may extend such period of protection for extensions of one (1) year but not to exceed three (3) extensions. Notwithstanding any other provisions of this Article, the granting of final approval terminates the time period of preliminary approval pursuant to this Article, for any section of the development which is granted final approval.
2. In the case of a subdivision or site plan for a planned development of fifty (50) acres or more, conventional subdivision or site plan for one hundred fifty (150) acres or more, or site plan for the development of nonresidential floor area of 200,000 square feet or more, Board may grant the rights referred to in this Article for such period of time, longer than two (2) years, as shall be determined by the Board to



be reasonable, taking into consideration:

- a. The number of dwelling units and nonresidential floor area permissible under final approval.
  - b. Economic conditions.
  - c. The developer may apply for thereafter, and the Board may thereafter grant, an extension of final approval for such additional period of time as shall be determined by the Board to be reasonable taking into consideration the following:
    - 1) The number of dwelling units and nonresidential floor area permissible under final approval;
    - 2) The number of dwelling units and nonresidential floor area remaining to be developed;
    - 3) Economic conditions; and
    - 4) The comprehensiveness of the development.
3. Whenever the Board grants any extension of final approval pursuant to this Article and final approval has expired before the date on which the extension is granted, the extension shall begin on what would otherwise be the expiration date. The developer may apply for the extension either before or after what would otherwise be the expiration date.
  4. The Board shall grant an extension of final approval for a period determined by the Board but not exceeding one year from what would otherwise be the expiration date, if the developer proves to the reasonable satisfaction of the Board that the developer was barred or prevented, directly or indirectly, from proceeding with the development because of delays in obtaining legally required approvals from other governmental entities and that the developer applied promptly for and diligently pursued these approvals. A

developer shall apply for an extension before (a) what would otherwise be the expiration date of final approval, or (b) the 91<sup>st</sup> day after the developer receives the last legally required approval from other governmental entities, whichever occurs later. An extension granted pursuant to this Article shall not preclude the Board from granting an extension pursuant to paragraphs one (1) or two (2) above.

F. Conditions of Approval.

1. All conditions of preliminary and final approval shall be binding upon the applicant, all present and future owners, tenants, users and occupants of the property and their respective successors and assigns.
2. The applicant and any successor in interest shall be responsible for installing and maintaining in good order and condition all required improvements and landscaping, unless such improvements and landscaping are to be installed by, and/or dedicated to and maintained by the City, County or another party, under the terms of approval granted by the Board. Such required improvements shall include, but not be limited to, parking improvements, buffer zones, drainage facilities, exterior lighting and landscaping. Failure of any responsible party to install and/or maintain required improvements or landscaping, shall constitute a violation of this Article and shall be subject to the enforcement procedures set forth in this Article.
3. As a condition of approval all taxes or assessments for local improvements shall be paid on the property for which any application is made.

G. Expiration of Final Major Subdivision Approval.

1. Final approval of a major subdivision shall expire ninety five (95) days from the date of signing of the plat unless within such period the plat shall have been duly filed by the applicant with the County Register. The Board may for good cause shown extend the period for recording for an

additional period not to exceed one hundred ninety (190) days from the date of signing of the plat. The Board may extend the ninety five (95) day or none hundred ninety (190) day period if the applicant proves to the reasonable satisfaction of the Board (1) that the applicant was barred or prevented, directly or indirectly, from filing because of delays in obtaining legally required approvals from other governmental or quasi-governmental entities and (2) that the applicant applied promptly for and diligently pursued required approvals. The length of the extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the Board. The developer may apply for an extension either before or after the original expiration date.

2. No subdivision plat shall be accepted for filing by the County Register until it has been approved by the Board as indicated on the instrument by the signature of the Chairperson, Secretary of the Board. The signatures of the Board Chairperson and Secretary shall not be affixed until the developer has posted the performance guaranties required by this Ordinance and has satisfied all other applicable conditions of final approval. If the County records any plat without such approval, such recording shall be deemed null and void, and upon request of the municipality, the plat shall be expunged from the official records.

**577-284**      **Final Major Subdivision Plat Details.**

- A. Prior to issuance of a Certificate of Completeness or scheduling of a final plat of a major subdivision for public hearing, the Planning Board or Zoning Board of Adjustment shall determine that the following have been submitted in proper form. The Division of Planning and Zoning may schedule a final plat for consideration by the municipal agency upon submission of the following:
  1. The City Engineer's report.
  2. An application for a land disturbance permit from the Camden Soil Conservation District.

3. An application for a New Jersey Department of Environmental Protection wetlands permit, where required.
4. An application for a New Jersey Department of Environmental Protection stream encroachment permit, where required.
5. Where applicable, a copy of the permit issued or, if the permit has not been issued, the application filed with the New Jersey Department of Environmental Protection, or other agencies, and copies of the environmental impact statement and any attachments thereto filed in accordance with the provisions of the Act or, in the alternate, a statement issued by the Department of Environmental Protection that the proposed development is exempt from the Act.
6. A certificate of title, which may be on the plat (signed by the owner and notarized) or in letter form, signed by a member of the New Jersey Bar or by a title officer or authorized agent of a title insurance company licensed to do business in the State of New Jersey, which certificate shall confirm that the owner of the premises in question is the owner as shown on the plat.
7. Other submittals that may be required by the Planning Board, Zoning Board of Adjustment or federal, state, county or municipal law.
8. Unless waived by the Board, a formal request, in appropriate statutory form, requesting that the applicable provisions of N.J.S.A. 39:1-1 et seq. shall be made applicable to the site in order to permit police regulation of traffic control devices prior to acceptance of streets.
9. Required application fees as set forth in this Ordinance.
10. Fifteen (15) copies of the plat and attachments meeting the requirements set forth below.
11. A condition setting forth the time within which all other

conditions must be satisfied as described in this Article.

B. Plat requirements:

1. A final plat may, for all or any portion of an approved preliminary plat, be submitted to the municipal agency within three (3) years of the date of approval of the preliminary plat. In general, all requirements set forth in this Article for preliminary plats shall apply to final plats.
2. A final plat shall be drawn at a scale of not less than fifty (50) feet to the inch and shall conform to the provisions of N.J.S.A. 46:23-9.9, the Map Filing Law, as amended and supplemented, specified herein.
3. All dimensions, both linear and angular, of the exterior boundaries of the subdivision and all lots and all lands reserved or dedicated for public use shall balance, and their description shall close within a limit of error of not more than one (1) part in ten thousand (10,000).
4. Unless specifically waived by the municipal agency, the bearing system used on the exterior boundaries of the final plat shall conform to the New Jersey State Plane Coordinate System, or the plat shall show bearings based on said system in addition to any other bearings shown. When multiple bearing systems are shown, the bearings conforming to the New Jersey State Plane Coordinate System shall be enclosed in brackets.
5. Unless specifically waived by the municipal agency, coordinates based on the New Jersey State Plane Coordinate System (x and y) shall be shown, individually or in tabular form, for the monumented (existing or proposed) corners of the exterior boundary of the tract.
6. The source of the New Jersey State Plane Coordinate System information shown as required above shall be noted on the final plat.
7. The final plat shall not be drawn at a scale smaller than one

(1) inch equals fifty (50) feet nor larger than one (1) inch equals ten (10) feet. If the size of the site would require the use of more than one (1) sheet in order to show the entire site on one (1) sheet, the detailed information for the final plat shall be shown in sections not larger than thirty six by twenty-four (36 x 24) inches, which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one (1) inch equals two hundred (200) feet.

8. The final plat shall be based on a current, certified boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys. The date of the survey and the name, signature and license number of the professional land surveyor making the same shall be shown on the map.
9. A final plat and supporting drawings and documents for a proposed subdivision constitute the complete and fully detailed and documented development of the subdivision proposal and become the basis for the construction of the subdivision and inspection by the City Engineer, other officials and Planning Board or Zoning Board of Adjustment. The portion of the plat intended for filing must be recorded at the County Clerk's office to have legal status.
10. The title block shall appear on all sheets in the lower right-hand corner and include:
  - a. A title, to read "Final Plat – Major Subdivision."
  - b. The development name, if any.
  - c. The Tax Map sheet, block and lot numbers of the tract to be subdivided as shown on the latest Municipal Tax Map, the date of which shall also be shown.
  - d. The date of the original and all revisions.
  - e. The names and addresses of the owner and subdivider, so designated.

- f. The names, signatures, addresses and license numbers of the engineer and land surveyor who prepared the map. (The plat shall bear the embossed seal of said engineer and land surveyor.)
  - g. Application number, when assigned, above the title block.
11. The final plat shall be based on a monumented, current, certified boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys. The date of the survey and the name of the person making the same shall be shown on the map. If twelve (12) months or more have passed since the date or dates of the last recertification of the survey, it shall be recertified and, if necessary brought up to date. Any necessary revisions from the survey used as a basis for the tentative plat shall be specifically noted.
  12. A schedule shall be placed on the map indicating the acreage of the tract, the number of lots, the zone, the minimum required lot areas, setbacks, yards and dimensions.
  13. All design information submissions required by the provisions of the improvements and design standards portions of this chapter shall accompany the final plat.
  14. A grading plan showing existing and proposed grading contours at one-foot intervals throughout the tract, except that if slopes exceed five percent (5%), a two-foot interval may be used, and if they exceed ten percent (10%), a five-foot interval is permissible. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading, including corner elevations of buildings and first floor and basement elevations.
  15. The limits of all areas of proposed cuts and fills, exclusive of excavations for basements, shall be clearly designated.

16. On-site drainage plan.

- a. The drainage plan shall be presented in graphic form which shall clearly show the street and lot layout and those items which are pertinent to drainage, including existing and proposed contours as previously required.
- b. The plan shall outline each area contributing to each inlet.
- c. All proposed drainage shall be shown with pipe type and sizes invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams shall be shown.
- d. The drainage plan shall be accompanied by complete drainage calculations made in accordance with standards set forth herein.

17. Off-site drainage plan.

- a. The plan shall consist of an outline of the entire drainage basin in which the property to be subdivided is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
- b. The pertinent off-site existing drainage shall be shown with elevations of inverts and grade to the nearest one-tenth (0.1) of a foot.
- c. To the extent that information is available and may be obtained from the County or City Engineer(s), any existing plans for drainage improvements shall be shown.
- d. In the event that a temporary drainage system is proposed, full plans of that system shall be shown.



- e. The off-site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing and proposed finished grades, channel section details, pipe sizes, types, inverts, crowns and slopes; all proposed structures and connections; and design hydraulic grade lines for all conduits. Cross sections at intervals not exceeding one hundred (100) feet shall be shown for all open channels.
18. Center-line profiles of all proposed streets showing:
- a. Existing and proposed finished grades and slopes.
  - b. Pipe sizes, slope, types, inverts and grate or rim elevations of drainage and sanitary sewerage facilities.
19. Where required by the City Engineer, cross sections of proposed streets to at least ten (10) feet outside of any grading limit at intervals of at least every one hundred (100) feet of all proposed streets.
20. Where required by the Planning Board or Zoning Board of Adjustment, the location, caliper and type of all:
- a. Living deciduous trees having a trunk of four (4) inches or greater in diameter at a height of four (4) feet.
  - b. All living coniferous trees having a trunk of four (4) inches or greater in diameter at a height of four (4) feet.
21. The number, location and species of all proposed trees, shrubs and/or ground cover plant materials and planting details of the same.
22. Utility, layouts, specifications and cross sections (sewers, water, gas, electric, telephone, etc.) showing feasible connections to any existing or proposed utility systems;

provided, however, that detailed layouts of gas, electric and telephone lines are not required. An indication of these on a typical road cross section shall be sufficient. Layouts shall include proposed locations of streetlights and fire hydrants. If private utilities are proposed, they shall comply with all local, county and state regulations.

23. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated, or the limits of alluvial soils, where boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Board in the determination of floodway and flood hazard area limits.
24. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and site easement lines, with accurate dimensions and bearings and radii, tangents, chords, arcs and central angles of all curves and all front, rear and side (or yard) setbacks.
25. All monuments in accordance with N.J.S.A. 46:23-9.9 et seq., the Map Filing Law, including all monuments found, monuments set and monuments to be set and an indication of monumentation found and reset.
26. Certificate of professional land surveyor as to accuracy of the details of the plat.
27. Lot and block numbers shown on the final plat shall conform to the Municipal Tax Map (or proposed revisions thereof) and shall be obtained by the applicant's engineer and/or surveyor from the City Engineer. Proposed house numbers shall be obtained from the City Engineer and shall be shown encircled on the final plat or on one (1) of the attachments thereto. The City Engineer shall not affix his signature to the final plat unless the applicant has fully complied in this regard.

28. Subdivision names and street names shown on the final plat shall not be the same or similar to any name of any existing subdivision or street in the municipality and shall be approved by the City Engineer.
  29. The location of areas dedicated for park and recreation facilities or common open space as approved by the Board.
  30. Unless waived by the Board, a detailed plan setting forth the types and location of all traffic control and regulatory devices. This plan shall have been approved by the New Jersey Department of Transportation. This plan shall be prepared by consultation with the City Engineer and the Chief of Police and shall provide for all appropriate traffic control measures necessary for the health, safety, convenience and well-being of those occupying, or likely to occupy, the subdivision between final approval and final acceptance. This plan shall be accompanied by the formal request for N.J.S.A. 39:1-1 et seq.
  31. Such other information as the Board and/or City Engineer may request during review.
  32. Sectionalization of final plats shall be in conformance with the sectionalization and staging plan, if any, approved with the preliminary plat.
- C. Any approval of an application for development of a final plat of a major subdivision shall be subject to the following conditions being satisfied within ninety five (95) days of action by the approving authority, or such period of time as specified by the Planning Board or Zoning Board of Adjustment, prior to the signing of the plat or issuance of a development permit:
1. Payment of any outstanding real estate taxes and property improvement assessments.
  2. Submission of additional prints of the plat map and attachments for distribution, if required.
  3. Publication of a notice of the decision of the Board by the

administrative officer (Planning Board or Zoning Board of Adjustment Secretary) within the time set forth in this chapter.

4. Final Camden County Planning Board approval, if not previously granted.
5. Any other utility company final approval.
6. Final electric, gas, telephone and cable service agreements.
7. Certification of soil erosion and sediment control plans, if not previously obtained.
8. Fire Department approval, if not previously obtained.
9. Granting of New Jersey Department of Environmental Protection permit as required.
10. Granting of any required construction permits.
11. Posting of required performance guaranties.
12. Payment of required inspection fees.
13. Certification from the City Tax Collector that all taxes are paid up to date.
14. Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
15. Approval signatures:
  - a. Chairman.
  - b. Secretary.
  - c. City Engineer.

- d. Zoning Officer/Administrative Officer.
16. Such other information as the municipal agency may require or request during the review of the application for classification and approval as a final plat of a major subdivision.

**577-285**      **Final Major Site Plan Details.**

- A. Prior to issuance of a Certificate of Completeness or scheduling of a final plat of a major site plan for public hearing, the Planning Board or Zoning Board of Adjustment shall determine that the following have been submitted in proper form. The Division of Planning and Zoning may schedule a final site plan for consideration by the municipal agency upon submission of the following:
- 1. The City Engineer's or Board Consultant's report.
  - 2. The application for state wetlands approval, if required.
  - 3. The application for a stream encroachment permit, where required.
  - 4. Where applicable, a copy of the permit issued or, if the permit has not been issued, the application filed with the New Jersey Department of Environmental Protection and copies of the environmental impact statement and any attachments thereto filed in accordance with the provisions of the Act or, in the alternate, a statement issued by the Department of Environmental Protection that the proposed development is exempt from the Act.
  - 5. Other submittals that may be required by the Planning Board, Zoning Board of Adjustment or federal, state, county or municipal law.
  - 6. Required application fees as set forth in this Ordinance.
  - 7. Fifteen (15) copies of a plat and attachments meeting the requirements set forth below.

- B. The final plat shall include all data required for the preliminary plat of the major site plan and shall be drawn to incorporate all changes required as a condition of preliminary approval and shall be drawn by persons and to specifications as required for a preliminary plat and shall be titled "Final Plat – Major Site Plan." Any approval of an application for development of a final plat of a major site plan shall be subject to the following conditions being satisfied, within a period of time specified by the Planning Board or Zoning Board of Adjustment, prior to the signing of the plat or issuance of a development permit:
1. Payment of any outstanding real estate taxes and property improvement assessments.
  2. Submission of additional prints of the plat map and attachments for distribution, if required.
  3. Publication of a notice of the decision of the Board by the administrative officer (Planning Board or Zoning Board of Adjustment Secretary) within the time set forth in this chapter.
  4. Final Camden County Planning Board approval, if not previously granted.
  5. Any other utility company final approval.
  6. Final electric, gas, telephone and cable service agreements.
  7. Certification of soil erosion and sediment control plans, if not previously obtained.
  8. Fire Department approval, if not previously obtained.
  9. Granting of a New Jersey Department of Environmental Protection permit as required.
  10. Granting of any required construction permits.

11. Posting of required performance guaranties.
12. Payment of required inspection fees.
13. Certification from the City Tax Collector that all taxes are paid up to date.
14. Certification that the applicant is the owner of the land or his properly authorized agent, or that the owner has given his consent under an option agreement.
15. Approval signatures:
  - a. Chairman.
  - b. Secretary.
  - c. City Engineer.
  - d. Zoning Officer/Administrative Officer.
16. Such other information as the municipal agency may require or request during the review of the application for classification and approval as a major subdivision plan.

**577-286**      **Display of Final Plat.**

The subdivider or his agent shall keep a clear and legible copy of the approved final plat in plain view in a prominent location in his offices and/or sales rooms from which sales in the approved subdivisions are made so that prospective purchasers may have the opportunity to learn the special conditions, if any, under which approval was given.

**577-287**      **Amended Site Plan or Subdivision Review.**

Applications for amended site plan or subdivision review shall be governed by the same requirements as all other applications for subdivision or site plan approval.

**577-288**      **Conditional Use Approval.**

The submission requirements and review process for conditional use applications shall be the same as for a major site plan, except as set forth below.

- A. The Board shall grant or deny an application for conditional use approval within ninety five (95) days of submission of a complete application or within such further time as may be consented to by the applicant.
- B. The Board shall approve or deny a conditional use application simultaneously with any accompanying subdivision and/or site plan application. The longest time period for action by the Board, whether it be for subdivision, conditional use or site plan approval, shall apply. Whenever approval of a conditional use is requested by the applicant, notice of the hearing on the application shall include reference to the request for conditional use approval.

**577-289**      **County Approval.**

Whenever review or approval of a development application by the County Planning Board is required by N.J.S.A. 40:27-6.3 or 40:27-6.6, the Board shall condition any approval that it grants upon timely receipt of a favorable report on the application by the County Planning Board. The County Planning Board's failure to report thereon within the required time period provided by law shall be considered a favorable response. Whenever County Planning Board review or approval is required, the applicant shall be responsible for filing all necessary applications, plans, reports and other documents directly with the County Planning Board.

**577-290**      **Signing and Distribution of Approved Plans.**

- A. When all conditions of any minor, preliminary or final approval have been met, the applicant shall submit to the Board Secretary at least four (4) copies of the approved plan(s) with all revisions required by the conditions of approval. The approved plan(s) shall then be signed by the Board Chairperson, and Secretary. Two (2) sets of plans go to the Division of Planning and Zoning for signing, one goes to the Building Department and the fourth is returned to the applicant.



- B. In addition to the foregoing, whenever any subdivision is to be perfected by the filing of the approval plat with the County Register in conformance with the Map Filing Law, the applicant shall submit to the Board Secretary, simultaneously with the plans described in Paragraph A above, two (2) mylars and at least four (4) paper prints of the plat intended for recording. Provided that it conforms to the Map Filing Law, the plat intended for recording shall be signed by the Board Chairperson and Secretary simultaneously with the signing of the approved plans submitted pursuant to Paragraph A above. After signing, one (1) mylar and all paper prints of the plat so signed shall be returned to the applicant for recording with the County Register.
- C. Following the filing of any approved subdivision plat or minor subdivision deed with the County Register, the applicant shall promptly deliver to the Board Secretary at least four (4) copies of the filed plat or recorded deed, as the case may be.
- D. Whenever any subdivision is to be perfected by the filing of the approved plat with the County Register, and when the engineering review of such subdivision has been performed by the Board Engineer, the plat intended for recording shall be signed by the City Engineer.
- E. The Division of Planning and Zoning shall maintain at least one (1) true copy of all signed and approved site plans and subdivision deeds and all signed, approved and filed subdivision plats.
- F. The final as-built plan shall be provided by the applicant to the Division of Planning and Zoning as both a hard copy (paper or mylar) and as a digital/electronic document(s). The digital data used for such documents shall be in vector format and contain coordinate values for at least three (3) identifiable boundary corners (preferably in the 1983 New Jersey State Plan Coordinate System).

**577-291      Subdivision Certificate.**

The prospective purchaser, prospective mortgagee, or any other person interested in any land which forms part of a subdivision three (3) years preceding the effective date of the Act, may apply in writing to the

administrative officer, for the issuance of a certificate certifying whether or not such subdivision has been approved by the Board. Such application shall contain a diagram showing the location and dimension of the land to be covered by the certificate and the name of the owner thereof.

**577-292**      **Pre-Construction Review.**

Upon receipt of City approvals and prior to the filing for a construction permit, a pre-construction review meeting with the Division of Planning and Zoning is required. The purpose of this review meeting is to explain construction requirements related to site improvements, safety requirements, inspections and any special conditions of the approvals that require attention during the construction of the project. Construction review procedures, building permit inspections, posting and releasing of performance bonds and related construction-monitoring activities of the Division will be outlined. A pre-construction review meeting can save an applicant time and expense in obtaining necessary inspections during phases of the project and avoid the potential for stoppage of work notices and related penalties.

**Minor Subdivision and Minor Site Plan Checklist.**

Note: See Section 577-277 to 577-282 for further details of submission requirements and procedures.

- \_\_\_\_\_ Application form and plans for completeness review (3 copies).
- \_\_\_\_\_ Application form (15 copies).
- \_\_\_\_\_ Plats or plans (15 copies) signed and sealed by a N.J.P.L.S. or N.J. P.E., as required, and folded into eighths with title block revealed.
- \_\_\_\_\_ Scale of not less than 1" = 30' on one of the following standard sheet sizes (8½' x 13"; 15" x 21"; or 24" x 36").
- \_\_\_\_\_ Key map no less than 1" = 1,000'.
- \_\_\_\_\_ Title block:  
  
Name of subdivision or development, City of Camden, Camden County;  
  
Name, title, address and telephone number of subdivider or developer;  
  
Name, title, address and license number of the professional or professionals who prepared the plot or plan;  
  
Scale; and,  
  
Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.  
  
Application number.
- \_\_\_\_\_ Acreage figures (both with and without areas within public rights-of-way), to the nearest tenth of an acre.
- \_\_\_\_\_ North arrow.

- \_\_\_\_\_ Approval signature lines.
- \_\_\_\_\_ Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the City Tax Map.
- \_\_\_\_\_ Subdivision or development boundary line (heavy solid line).
- \_\_\_\_\_ The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within two hundred feet (200') of its boundary.
- \_\_\_\_\_ Owner certification.
- \_\_\_\_\_ The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited, and the manner in which the easements will be controlled.
- \_\_\_\_\_ Zoning districts affecting the tract, including district names and requirements.
- \_\_\_\_\_ Proposed buffer and landscaped areas.
- \_\_\_\_\_ Delineation of flood plains, including both floodway and flood fringe areas.
- \_\_\_\_\_ Delineation of wetlands and wetland buffers.
- \_\_\_\_\_ Contours as shown on the U.S.G.S. topographic sheets, but no less than one (1) foot intervals.
- \_\_\_\_\_ Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.

- \_\_\_\_\_ The names of all adjacent property owners as they appear on the most recent tax list prepared by the City Tax Collector.
- \_\_\_\_\_ Certification from the City Tax Collector that all taxes and assessments are paid to date.
- \_\_\_\_\_ Concerning minor subdivisions only, existing and proposed monuments.
- \_\_\_\_\_ Road right-of-way dedication and improvements, as applicable.
- \_\_\_\_\_ Sight triangle easements, as applicable.
- \_\_\_\_\_ Deed descriptions, including metes and bounds, easements, covenants, restrictions, and roadway and sight triangle dedications.
- \_\_\_\_\_ Plans of proposed improvements and/or utility layouts as required by Ordinance; and required letters from appropriate state and county agencies granting approval for the extension of utility service(s).
- \_\_\_\_\_ Proposed and existing signs (detail).
- \_\_\_\_\_ Architectural or historic significance of any existing buildings to remain or to be removed.
- \_\_\_\_\_ Photographs of any unusual topographic, environmental, historic or physical aspect.
- \_\_\_\_\_ Location of existing buildings to remain or to be removed.
- \_\_\_\_\_ Traffic statement, including present and anticipated volumes, roadway capacity, network problems, and needed improvements.
- \_\_\_\_\_ Indicate improvement coverage and land area:

Number of units;

Square feet of construction;

Density and building coverage;

Number of employees;

Number of residents;

Number of school children.

\_\_\_\_\_ Schedule of desired development time frame from City review function to completion and occupancy.

The Planning Board may waive submission of any required exhibits in appropriate cases and for specific reasons. Requests for such waivers shall accompany a minor subdivision or site plan application, stating the reasons that such a waiver is being requested.

The Board reserves the right to acquire additional information before granting minor approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided, however, that no application shall be declared incomplete for lack of such additional information.

\_\_\_\_\_  
Signature and title of person  
who completed check list

\_\_\_\_\_  
Date

**577-294**      **Preliminary Checklist.**

Note: See Section 577-277 to 577-282 for further details of submission requirements and procedures.

- \_\_\_\_\_ Application form and plans for completeness review (3 copies).
- \_\_\_\_\_ Application form (15 copies).
- \_\_\_\_\_ Plats of plans (15 copies) signed and sealed by a N.J. Professional Engineer and folded into eighths with title block revealed.
- \_\_\_\_\_ Scale of not less than 1" = 30' on one of the following standard sheet sizes (8½' x 13"; 15" x 21"; or 24" x 36").
- \_\_\_\_\_ Key map no less than 1" = 1,000'.
- \_\_\_\_\_ Title block:
  - Name of subdivision or development, City of Camden, Camden County;
  - Name, title, address and telephone number of subdivider or developer;
  - Name, title, address and license number of the professional or professionals who prepared the plot or plan;
  - Name, title and address of the owner or owners of record;
  - Scale (written and graphic); and,
  - Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- \_\_\_\_\_ Application number.
- \_\_\_\_\_ North arrow.

- \_\_\_\_\_ Certification of ownership or authorization to file application.
- \_\_\_\_\_ Approval signature lines.
- \_\_\_\_\_ Acreage to the nearest tenth of an acre and a computation of the area of the tract to be disturbed.
- \_\_\_\_\_ All adopted master plan proposals affecting the proposed development.
- \_\_\_\_\_ The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details and luminaries.
- \_\_\_\_\_ The proposed screening, buffering and landscaping plan, with the information required by Ordinance.
- \_\_\_\_\_ The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.
- \_\_\_\_\_ All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.
- \_\_\_\_\_ Plans and computations for any storm drainage systems as required by the City Engineer.
- \_\_\_\_\_ The location of existing utility structures on the tract and within two hundred (200) feet of its boundaries.
- \_\_\_\_\_ Plans of proposed improvements and utility layouts as required by Ordinance; and required letters from appropriate state and county agencies granting approval for the extension of utility service(s).
- \_\_\_\_\_ Plans, typical cross sections and construction details, horizontal and vertical alignment of the center line of all proposed streets and of existing streets abutting the tract as required by Ordinance.



- \_\_\_\_\_ A copy of any protective covenants or deed restrictions applying to the land being developed or an indication of them on the submitted plat or plan.
  
- \_\_\_\_\_ The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited, and the manner in which the easements will be controlled.
  
- \_\_\_\_\_ Proposed permanent monuments.
  
- \_\_\_\_\_ Certification from the City Tax Collector that all taxes and assessments are paid to date.
  
- \_\_\_\_\_ Architectural or historic significance of any existing buildings to remain or to be removed.
  
- \_\_\_\_\_ Scale model of proposed development.
  
- \_\_\_\_\_ Traffic study, including but not necessarily limited to:
  - Anticipated traffic volumes
  - Capacity of existing and proposed roadways
  - Traffic volume impact from other developments
  - Roadway network problems, i.e. unsafe intersections, turns, grades
  - Need for traffic signals and other improvements
  
- \_\_\_\_\_ Photographs of any unusual topographic, environmental, historic or physical aspect.
  
- \_\_\_\_\_ Location of all structures with all setbacks, heights, yards, and floor area ratios, and finished floor elevations.
  
- \_\_\_\_\_ Sketches, plans and photographs of other known similar developments.

\_\_\_\_\_ Common open space including acreage calculations and proposed recreation facilities.

The Planning Board may waive submission of any required exhibits in appropriate cases and for specific reasons. Requests for such waivers shall accompany a major subdivision or site plan application, stating the reasons that such a waiver is being requested.

The Board reserves the right to acquire additional information before granting preliminary approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided, however, that no application shall be declared incomplete for lack of such additional information.

\_\_\_\_\_  
Signature and title of person  
who completed check list

\_\_\_\_\_  
Date

**577-295**      **Final Checklist.**

Note: See Section 577-277 to 577-285 for further details of submission requirements and procedures.

- \_\_\_\_\_ Application form and plans for completeness review (3 copies).
- \_\_\_\_\_ Application form (15 copies).
- \_\_\_\_\_ Plats of plans (15 copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded into eighths with title block revealed.
- \_\_\_\_\_ Scale of not less than 1" = 30' on one of the following standard sheet sizes (8½' x 13"; 15" x 21"; or 24" x 36").
- \_\_\_\_\_ All details stipulated in other applicable sections of the Ordinance.
- \_\_\_\_\_ All additional details required at the time of preliminary approval.
- \_\_\_\_\_ A section or staging plan, if proposed.
- \_\_\_\_\_ Detailed architectural and engineering data as required by Ordinance.
- \_\_\_\_\_ Certification from the City Tax Collector that all taxes and assessments are paid up-to-date.
- \_\_\_\_\_ Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract as required by Ordinance.
- \_\_\_\_\_ Certification in writing from the applicant to the Board that the applicant has:
  - (a) Installed all improvements in accordance with the requirements of the Ordinance; and/or,

(b) Posted a performance guarantee.

\_\_\_\_\_ A statement from the City Engineer that all installed improvements have been inspected.

\_\_\_\_\_ Detailed soil erosion and sediment control plan

\_\_\_\_\_ Detailed engineering data including:

Ground floor or other floor plans;

Cross sections, profiles and established grades of all streets, aisles, lanes and driveways;

Sanitary sewer and water main profiles;

All dimensions of the exterior boundaries of any subdivision.

\_\_\_\_\_ Architectural elevations for all proposed buildings, walls, fences and signs, and samples of building materials to be used shall be submitted to the Planning Board for approval. Architectural elevation drawings shall include:

Fully dimensioned exterior buildings walls.

Architectural features and design.

Exterior doors and windows.

Exterior materials to be used and treatment of materials.

Roof design and method of screening air conditioning units, etc.

Fully dimensioned building signs.

Fully dimensioned retaining walls and fences.

\_\_\_\_\_ Approximate date of project beginning/completion.

\_\_\_\_\_ Estimated cost of project.

\_\_\_\_\_ Photographs of project site and neighboring properties.

The Planning Board may waive submission of any required exhibits in appropriate cases and for specific reasons. Requests for such waivers shall accompany a final subdivision or site plan application, stating the reasons that such a waiver is being requested.

The Board reserves the right to acquire additional information before granting final approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided, however, that no application shall be declared incomplete for lack of such additional information.

\_\_\_\_\_  
Signature and title of person  
who completed check list

\_\_\_\_\_  
Date

**Use and Bulk Variance Application Checklist.**

- \_\_\_\_\_ Application form (15 copies).
- \_\_\_\_\_ Plats of plans (15 copies) signed and sealed by a N.J.P.L.S. or N.J. P.E., as required, and folded into eighths with title block revealed.
- \_\_\_\_\_ Scale of not less than 1" = 30' on one of the following standard sheet sizes (8½' x 13"; 15" x 21"; or 24" x 36").
- \_\_\_\_\_ Key map no less than 1" = 1,000'.
- \_\_\_\_\_ Title block:
- Name of subdivision or development, City of Camden, Camden County;
- Name, title, address and telephone number of subdivider or developer;
- Name, title, address and license number of the professional or professionals who prepared the plot or plan;
- Name, title and address of the owner of owners of record;
- Scale; and,
- Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- Application number.
- \_\_\_\_\_ Acreage figures (both with and without areas within public rights-of-way), to the nearest tenth of an acre.
- \_\_\_\_\_ North arrow.
- \_\_\_\_\_ Approval signature lines.

- \_\_\_\_\_ Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the City Tax Map.
- \_\_\_\_\_ Subdivision or development boundary line (heavy solid line).
- \_\_\_\_\_ The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, both within the tract and within two hundred feet (200') of its boundary.
- \_\_\_\_\_ Owner certification.
- \_\_\_\_\_ The location and width of all existing and proposed utility easements, the use(s) for which they are intended to be limited, and the manner in which the easements will be controlled.
- \_\_\_\_\_ Zoning districts affecting the tract, including district names and requirements.
- \_\_\_\_\_ All adopted master plan proposals affecting the proposed development.
- \_\_\_\_\_ Proposed buffer and landscaped areas.
- \_\_\_\_\_ Delineation of flood plains, including both floodway and flood fringe areas.
- \_\_\_\_\_ Delineation of wetlands and wetland buffers.
- \_\_\_\_\_ Contours as shown on the U.S.G.S. topographic sheets.
- \_\_\_\_\_ Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.
- \_\_\_\_\_ The names of all adjacent property owners as they appear

on the most recent tax list prepared by the City Tax Collector.

- \_\_\_\_\_ Certification from the City Tax Collector that all taxes and assessments are paid to date.
- \_\_\_\_\_ Concerning minor subdivisions only, existing and proposed monuments.
- \_\_\_\_\_ Road right-of-way dedication and improvements, as applicable.
- \_\_\_\_\_ Sight triangle easements, as applicable.
- \_\_\_\_\_ Deed descriptions, including metes and bounds, easements, covenants, restrictions, and roadway and sight triangle dedications.
- \_\_\_\_\_ Photographs of site.

The Planning Board may waive submission of any required exhibits in appropriate cases and for specific reasons. Requests for such waivers shall accompany a variance application, stating the reasons that such a waiver is being requested.

The Board reserves the right to acquire additional information before granting variance approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided, however, that no application shall be declared incomplete for lack of such additional information.

\_\_\_\_\_  
Signature and title of person  
who completed check list

\_\_\_\_\_  
Date



## ARTICLE XXXI -- ZONING BOARD OF ADJUSTMENT AND PLANNING BOARD

### **577-297      Establishment of the Zoning Board of Adjustment.**

#### A.      Reestablishment.

The existing City of Camden Zoning Board of Adjustment, with the members thereon, is hereby reestablished as the City of Camden Zoning Board of Adjustment pursuant to the provisions of P.L. 1975, C. 291, Section 56 (N.J.S.A. 40:55D-69 et seq.) and in conformance with the sections listed below.

#### B.      Membership.

1.      The Zoning Board of Adjustment created pursuant to N.J.S.A. 40:55D-69 et seq., shall consist of seven (7) regular members and two (2) alternate members, each of whom shall be residents of the City of Camden and shall be appointed by the Mayor.
2.      Regular members shall be appointed for four (4) years, and alternate members shall be appointed for two (2) years. The senior alternate member at any time shall be designated as Alternate 1, and the junior as Alternate 2; if they are appointed simultaneously, such a designation shall be made at the time of their appointment. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.
3.      No member of the Zoning Board of Adjustment shall hold any elective office or position under the municipality. For the purpose of this section, membership on a municipal board or commission whose function is advisory in nature, the establishment of which is discretionary and not required by statute, shall not be considered the holding of municipal office.

4. No member of the Zoning Board of Adjustment shall be permitted to act on any matter in which the member has, either directly or indirectly, any personal or financial interest.
5. A member after a public hearing, if he or she requests it, may be removed by the City Council for cause. A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term only.
6. The Zoning Board of Adjustment shall annually elect a chairperson and vice chairperson from its members and a secretary who may or may not be a member of the Board or a municipal employee.
7. If the Zoning Board of Adjustment lacks a quorum because it's regular or alternate members are prohibited by N.J.S.A. 40:55D-69 from acting on a matter due to the member's personal or financial interest, Class IV members of the Planning Board shall be called upon to serve, for that matter only, as temporary members of the Zoning Board of Adjustment. The Class IV members of the Planning Board shall be called upon in order of seniority of continuous service to the Planning Board until there is the minimum number of members necessary to constitute a quorum to act upon the matter without any personal or financial interest. If a choice has to be made between Class IV members of equal seniority, the chairman of the Planning Board shall make the choice.

C. Expenses and Costs.

1. The City Council shall make provisions in its budget and appropriate funds for the expenses of the Zoning Board of Adjustment.
2. The Zoning Board of Adjustment may employ or contract for and fix the compensation of legal counsel, other than the City Attorney, and experts and other staff services as it shall deem necessary, not exceeding, exclusive of gifts and grants, the amount appropriated by the governing body for

its use.

D. Annual Report on Variances Heard.

The Zoning Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Zoning Board of Adjustment shall send copies of the report and resolution to the governing body and Planning Board.

E. Powers and Jurisdiction of Zoning Board of Adjustment.

1. The Zoning Board of Adjustment shall have the following powers:

a. Hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, decision or refusal made by a Zoning Officer/Administrative Officer based on or made in the enforcement of the zoning ordinance.

b. Hear and decide requests for interpretation of the Zoning Map or Ordinance or for decisions upon other special questions upon which such Board is authorized to pass by any Zoning or Official Map Ordinance in accordance with N.J.S.A. 40:55D-1 et seq.

c. Variances.

1) By reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application

of any zoning regulation pursuant to N.J.S.A. 40:55D-62 et seq. would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship; or

- 2) In an application or appeal relating to a specific piece of property the purposes of zoning set forth in N.J.S.A. 40:55D-2 would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment grant a variance to allow departure from regulations pursuant to N.J.S.A. 40:55D-62 et seq. provided, however, that no variance from those departures enumerated in subsection A(4) of this section shall be granted under this subsection; and provided further that the proposed development does not require approval by the Planning Board of a subdivision, site plan or conditional use in conjunction with which the Planning Board has the power to review a request for a variance pursuant to N.J.S.A. 40:55D-60a; and

d. Use Variances.

- 1) In particular cases and for special reasons, grant a variance to allow departure from regulations pursuant to N.J.S.A. 40:55D-62 et seq. to permit: a use or principal structure in a district restricted against such use or principal structure; an expansion of a nonconforming use; deviation from a specification or standard pursuant to N.J.S.A. 40:55D-67 pertaining solely to a conditional use; an increase in the

permitted floor area ratio as defined in N.J.S.A. 40:55D-4; an increase in the permitted density as defined in N.J.S.A. 40:55D-4 except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision or a height of a principal structure which exceeds by ten (10) feet or 10% the maximum height permitted in the district for a principal structure. A variance under this subsection shall be granted only by affirmative vote of at least five (5) members.

- 2) If an application for development requests one or more variances but not a variance for a purpose enumerated in subsection E.1.d. of this section, the decision on the requested variance or variances shall be rendered under subsection E.1.c. of this section.
- 3) No variance or other relief may be granted under the terms of this section unless such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.
- 4) An application under this section may be referred to any appropriate person or agency for its report; provided that such a reference shall not extend the period of time within which the Zoning Board of Adjustment shall act.

2. The Zoning Board of Adjustment shall have such other powers, including the following:

- a. To direct issuance of a permit pursuant to N.J.S.A. 40:55D-34 for a building or structure in the bed of a mapped street or public drainageway, flood control

basin or public area reserved pursuant to N.J.S.A. 40:55D-32.

- b. To direct issuance of a permit pursuant to N.J.S.A. 40:55D-36 for a building or structure not related to a street.
- c. To grant to the same extent and subject to the same restrictions as the Planning Board subdivision or site plan approval pursuant to N.J.S.A. 40:55D-37 et seq. or conditional use approval pursuant to N.J.S.A. 40:55D-67 whenever the proposed development requires approval by the Zoning Board of Adjustment of a variance pursuant to N.J.S.A. 40:55D-70d. The developer may elect to submit a separate application requesting approval of the variance and a subsequent application for any required approval of a subdivision, site plan or conditional use. The separate approval of the variance shall be conditioned upon the granting of all required subsequent approvals of a site plan or subdivision by the Zoning Board of Adjustment. No such subsequent approval shall be granted unless such approval can be granted without substantial detriment to the public good and without substantial detriment to the intent and purpose of the zone plan and zoning ordinance. The number of votes of Board members required to grant any such subsequent approval shall be as otherwise provided in this chapter for the approval in question, and the special vote pursuant to N.J.S.A. 40:55D-70d shall not be required.
- d. Whenever an application for development requests relief pursuant to subsection E.2.c. of this section, the Zoning Board of Adjustment shall grant or deny approval of the application within 120 days after submission by a developer of a complete application to the Zoning Officer/Administrative Officer or within such further time as may be consented to by the applicant. In the event that the developer elects to

submit separate consecutive applications, the aforesaid provision shall apply to the application for approval of the variance. The period for granting or denying any subsequent approval shall be as otherwise required in N.J.S.A. 40:55D-1 et seq. Failure of the Zoning Board of Adjustment to act within the period prescribed shall constitute approval of the application, and a certificate of the Zoning Officer/Administrative Officer as to the failure of the Zoning Board of Adjustment to act shall be issued on request of the applicant. It shall be sufficient in lieu of the written endorsement or other evidence of approval herein required, and shall be so accepted by the county recording officer for purposes of filing subdivision plats.

Whenever review or approval of the application by the County Planning Board is required by N.J.S.A. 40:27-6.3 in the case of a subdivision, or N.J.S.A. 40:27-6.6 in the case of a site plan, the Zoning Board of Adjustment shall condition any approval that it grants upon timely receipt of a favorable report on the application by the County Planning Board or approval by the County Planning Board by its failure to report thereon within the required time.

- F. Appeals and Applications to the Zoning Board of Adjustment.
1. Appeals to the Zoning Board of Adjustment may be taken by any interested party affected by any decision of an official of the City of Camden based on or made in the enforcement of the Land Development Ordinance or Official Map. Such appeal shall be taken within 20 days by filing a notice of appeal with the official from whom the appeal is taken, with three (3) copies of the notice given to the Secretary of the Board. The notice shall specify the grounds for the appeal. The official from whom the appeal is taken shall immediately transmit to the Board all the papers constituting the record upon which the action appealed from was taken.
  2. A developer may file an application for development with the Board of Adjustment for action under any of its powers

without prior application to a Zoning Officer/Administrative Officer.

3. The Board may reverse or affirm, wholly or in part, or may modify the action, order, requirement, decision, interpretation or determination appealed from and to that end have all powers of the municipal official from whom the appeal is taken.
4. An appeal to the Zoning Board of Adjustment shall stay all proceedings in furtherance of the action in respect to which the decision appealed from was made unless the municipal official from whose action the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed other than by an order of the Superior Court upon notice to the municipal official from whom the appeal is taken and on due cause shown.

G. Time Period.

1. The Board shall render a decision not later than 120 days after the date the appeal is taken from the decision of the municipal official or the submission of a complete application for development to the Board of Adjustment.
2. Failure of the Board to render a decision within such 120 day period or within such further time as may be consented to by the applicant shall constitute a decision favorable to the applicant.
3. Inquiries as to whether a proposed land use is permissible under the Land Development Ordinance or Official Zoning Map shall be submitted in writing to the Board of Adjustment, which shall issue a written response within 45 days after the next meeting following receipt of the request or within such additional time as may be consented to by the inquirer.



**577-298**      **Establishment of Planning Board.**

A.      Establishment.

The City of Camden Planning Board shall hereto be established pursuant to the provisions of P.L. 1975, c. 291, Section 14 (N.J.S.A. 40:55D-23 et seq.) and in conformance with the provisions listed in this section and Section 298.

B.      Membership.

1.      The Planning Board, created pursuant to N.J.S.A. 40:55D-23 et seq. shall consist of nine (9) members of the following four (4) classes:
  - a.      Class I: the Mayor, or the Mayor's designee in the absence of the Mayor.
  - b.      Class II: one of the officials of the City of Camden, other than a member of the governing body, to be appointed by the Mayor, provided that if there is an Environmental Advisory Committee, the member of the Environmental Advisory Committee who is also a member of the Planning Board, as required by N.J.S.A. 40:56A-1, shall be deemed to be the Class II Planning Board member for the purposes of this Article in the event that there is among the Class IV both a member of the Zoning Board of Adjustment and a member of the City Board of Education.
  - c.      Class III: a member of the City Council to be appointed by it.
  - d.      Class IV: six (6) other citizens of the municipality to be appointed by the Mayor. The members of Class IV shall hold no other municipal office, except that one (1) member may be a member of the Zoning Board of Adjustment. One (1) Class IV member may be a member of the City Board of Education. If there is a City Environmental Advisory Committee, the member

of the Environmental Advisory Committee who is also a member of the Planning Board, as required by N.J.S.A. 40:56A-, shall be a Class IV Planning Board member unless there are among Class IV members of the Planning Board both a member of the Zoning Board of Adjustment and a member of the City Board of Education, in which case the member common to the Planning Board and City Environmental Advisory Committee shall be deemed a Class II member of the Planning Board. For the purpose of this section, membership on a municipal board of commission whose function is advisory in nature, the establishment of which is discretionary and not required by statute, shall not be considered the holding of municipal office.

2. Terms.

- a. The term of the member composing Class I shall correspond to his or her official tenure as Mayor. If the Mayor designates a person to sit in the absence of the Mayor, that person shall serve at the pleasure of the Mayor. the terms of the members composing Class II and Class III shall be for one (1) year or terminate at the completion of their respective terms of office, whichever occurs first, except for a Class II member who is also a member of the Environmental Advisory Committee. The term of a Class II or Class IV member who is also a member of the Environmental Advisory Committee shall be for three (3) years or terminate at the completion of his or her term of office as a member of the Environmental Advisory Committee, whichever comes first. The term of a Class IV member who is also a member of the Zoning Board of Adjustment or City Board of Education shall terminate whenever he is no longer a member of such other body or at the completion of his or her Class IV term, whichever comes first. Thereafter, the Class IV term of each such member, shall be for four (4) years. If a vacancy in any class

shall occur otherwise than by expiration of the Planning Board term, it shall be filled by appointment, as above provided, for the unexpired term. No member of the Planning Board shall be permitted to act on any matter in which there is any personal or financial interest, either directly or indirectly. Any member other than a Class I member, after a public hearing, if requested, may be removed by the governing body for a cause.

- b. If the Planning Board lacks a quorum because any of its members are prohibited by N.J.S.A. 40:55D-23 or N.J.S.A. 40:55D-23.1 from acting on a matter due to the member's personal or financial interest, regular members of the Zoning Board of Adjustment shall be called upon to serve, for that matter only, as temporary members of the Planning Board in order of seniority of continuous service to the Zoning Board of Adjustment until there are the minimum number of members necessary to constitute a quorum to act upon the matter without any personal or financial interest. If a choice has to be made between regular members of equal seniority, the chairman of the Board of Adjustment shall make the choice.
  - c. Nothing in this Article shall, however, be construed to affect the terms of any present members of the Planning Board, all of whom shall continue in office until the completion of the terms for which they were appointed.
3. The Planning Board shall organize annually by selecting from among its Class IV members a Chairperson and a Vice Chairperson. The Board shall also select a Secretary who may or may not be a member of the board or a municipal employee, and create and fill such other offices as established by ordinance.
  4. The City Council shall make provisions in its budget and appropriate funds for the expenses of the Planning Board.

5. The office of Planning Board Attorney is hereby continued. The Planning Board may annually appoint to such office and fix compensation or rate of compensation of any attorney-at-law.
6. The Planning Board may also employ or contract for and fix the compensation of such experts and other staff and services as it may deem necessary. The Board, however, shall not authorize expenditures which exceed, exclusive of gifts or grants, the amount appropriated by the governing body for its use.

C. Powers and Jurisdiction of Planning Board.

1. The Planning Board shall follow the provisions of N.J.S.A. 40:55D-25 and shall accordingly exercise its powers in regard to:
  - a. The Master Plan pursuant to N.J.S.A. 40:55D-28.
  - b. Subdivision control and site plan review pursuant to N.J.S.A. 40:55D-37 et seq.
  - c. The Official Map pursuant to N.J.S.A. 40:55D-32 et seq.
  - d. The Zoning Ordinance including conditional uses pursuant to N.J.S.A. 40:55D-67.
  - e. The capital improvements program pursuant to N.J.S.A. 40:55D-29 et seq.
  - f. Variances and certain building permits in conjunction with subdivision, site plan and conditional use approval pursuant to N.J.S.A. 40:55D-60 et seq.
  - g. Participation in the preparation and review of programs or plans required by State or Federal law or regulation.

- h. Assemblage of data on a continuing basis as part of a continuing planning process.
- i. Performance of such other advisory duties as are assigned to it by ordinance or resolution of the governing body.

D. Ancillary Powers of the Planning Board.

1. Planning Board review in lieu of Zoning Board of Adjustment. Whenever the proposed development requires approval of a subdivision, site plan or conditional use, but not a variance pursuant to N.J.S.A. 40:55D-70d, the Planning Board shall have the power to grant to the same extent and subject to the same restrictions as the Zoning Board of Adjustment.
  - a. Variances pursuant to N.J.S.A. 40:55D-70c.
  - b. Direction pursuant to N.J.S.A. 40:55D-34 for issuance of a permit for a building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32.
  - c. Direction pursuant to N.J.S.A. 40:55D-36 for issuance of a permit for a building or structure not related to a street.
2. Whenever relief is requested pursuant to this section, notice of the hearing on the application for development shall include reference to the request for a variance or direction for issuance of a permit, as the case may be.
3. The developer may elect to submit a separate application requesting approval of the variance or direction of the issuance of a permit and a subsequent application for any required approval of a subdivision, site plan or conditional use. The separate approval of the variance or direction of the issuance of a permit shall be conditioned upon the grant of all required subsequent approvals to the Planning Board.

No such subsequent approval shall be granted unless the approval can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

4. Time periods.
  - a. Whenever an application for approval of a subdivision plat, site plan or conditional use includes a request for relief pursuant to N.J.S.A. 40:55D-60, the Planning Board shall grant or deny approval of the application within 120 days after submission by a developer of a complete application to the Zoning Officer/Administrative Officer or within such further time as may be consented to by the applicant. In the event that the developer elects to submit separate consecutive applications, the aforesaid provision shall apply to the application for approval of the variance or direction for issuance of a permit. The period for granting or denying any subsequent approval shall be as otherwise provided in N.J.S.A. 40:55D-70 et seq. Failure of the Planning Board to act within the period prescribed shall constitute approval of the application and a certificate of the Zoning Officer/Administrative Officer as to the failure of the Planning Board to act shall be issued on request of the applicant. It shall be sufficient in lieu of the written endorsement or other evidence of approval, herein required, and shall be so accepted by the county recording officer for purposes for filing subdivision plats.
  - b. Whenever review or approval of the application by the County Planning Board is required by N.J.S.A. 40:27-6.3, in the case of a subdivision, or N.J.S.A. 40:27-6.6, in the case of a site plan, the Planning Board shall condition any approval that it grants upon timely receipt of a favorable report on the application by the County Planning Board or approval by the County Planning Board by its failure to report thereon within the required time period.

E. Referral Powers of the Planning Board.

1. Prior to adoption of a development regulation, revision or amendment thereto, the Planning Board shall make and transmit to the City Council, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate. The City Council, when considering the adoption of a development regulation, revision or amendment thereto, shall review the report of the Planning Board and may disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following such recommendations. Failure of the Planning Board to transmit its report within the 35 day period provided herein shall relieve the City Council from the requirements of this subsection in regard to the proposed development regulation, revision or amendment referred to the Planning Board. Nothing in this section shall be construed as diminishing the application of the provisions of N.J.S.A. 40:55D-32 to any official map or an amendment or revision thereto or of N.J.S.A. 40:55D-62 to any zoning ordinance or any amendment or revision thereto.
2. The City Council may by ordinance provide for the reference of any matter or class of matters to the Planning Board before final action thereon by a City body or City officer having final authority thereon except for any matter under the jurisdiction of the Zoning Board of Adjustment. Whenever the Planning Board shall have made a recommendation regarding a matter authorized by this act to another municipal body, such recommendation may be rejected only by a majority of the full authorized membership of such body.

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**Provisions Applicable to Both Planning Board and Zoning Board of Adjustment.**

A. Meetings.

1. Meetings of both the Planning Board and Zoning Board of Adjustment shall be scheduled no less often than once a month and shall be held as scheduled unless canceled for lack of pending applications.
2. Special meetings may be held at the call of the Chair or at the request of any two (2) Board members. The members of the respective Board and the public shall be given notice of such meeting in accordance with all applicable legal requirements.
3. No action shall be taken at any meeting without a quorum being present, said quorum to be the majority of the full authorized membership of the Board.
4. All actions shall be taken by the majority vote of the members of the Board present at the meeting except as otherwise required by a provision of N.J.S.A. 40:55D-70. A member of the Board who was absent for one (1) or more of the meetings at which a hearing was held shall be eligible to vote on a matter which the hearing was conducted, notwithstanding the absence from one (1) or more of the meetings; provided, however, that a transcript or recording of all of the hearings from which he was absent exists, and provided, further, that such Board member certifies in writing to the Board that he has read such transcript or listened to such recording.
5. All regular meetings and all special meetings shall be open to the public. Notice of all such meetings shall be given in accordance with the requirements of the Open Public Meeting Law, the Laws of New Jersey 1975, c. 231, (N.J.S.A. 10:4-6 et seq.).
6. Minutes of every regular or special meeting shall be kept and shall include the names of the persons appearing and addressing the municipal agency and of the persons appearing by attorney, the action taken by the municipal



agency, the findings, if any, made by it and reasons therefore. The minutes shall thereafter be made available for public inspection during normal business hours at the office of the Zoning Officer/Administrative Officer. Any interested party shall have the right to compel production of the minutes for use or evidence in any legal proceedings concerning the subject matter of such minutes. Such interested party may be charged a reasonable fee for reproduction of the minutes for his or her use.

B. Public Hearings.

1. The Planning Board or Zoning Board of Adjustment shall hold a hearing on each application for development or on the adoption, revision or amendment of the Master Plan. Each Board shall make the rules governing such hearings.
2. Any maps and documents for which approval is sought at a hearing shall be on file and available for public inspection at least ten (10) days before the date of the hearing during normal business hours in the office of the Board Secretary. The applicant may produce other documents, records or testimony at the hearing to substantiate, clarify or supplement the previously filed maps and documents.
3. Every application for development submitted to the Planning Board or to the Zoning Board of Adjustment shall be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the property which is the subject of such application.
4. The officer presiding at the hearings or such person as he may designate shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant evidence, including witnesses and documents presented by the parties; and the provisions of the County and Municipality Investigations Law, P.L. 1953, c. 38 (N.J.S.A. 2A:67A-1 et seq.), shall apply.
5. The testimony of all witnesses relating to an application for development shall be taken under oath or affirmation by the

presiding officer, and the right of cross-examination shall be permitted to all interested parties through their attorneys, if represented, or directly, if not represented, subject to the discretion of the presiding officer and to reasonable limitations as to time and number of witnesses.

6. Technical rules of evidence shall not be applicable to the hearing, but the Board may exclude irrelevant, immaterial or unduly repetitious evidence.
7. The municipal agency shall provide for the verbatim recording of the proceedings by either a stenographer or mechanical or electronic means at the applicant's expense, prepaid.
8. The municipal agency shall include findings of fact and conclusions based thereon in each decision on any application for development and shall reduce the decision to writing. The municipal agency shall provide the findings and conclusions through:
  - a. A resolution adopted at a meeting held within the time period provided in the act for action by the municipal agency on the application for development; or
  - b. A memorializing resolution adopted at a meeting held not later than 45 days after the date of the meeting at which the municipal agency voted to grant or deny approval. Only the members of the municipal agency who voted for the action taken may vote on the memorializing resolution, and the vote of a majority of such members present at the meeting at which the resolution is presented for adoption shall be sufficient to adopt the resolution. An action pursuant to N.J.S.A. 40:55D-9 resulting from the failure of a motion to approve an application, shall be memorialized by resolution as provided above, with those members voting against the motion for approval being the members eligible to vote on the memorializing resolution. The vote of any such resolution shall be

deemed to be a memorialization of the action of the municipal agency and not to be an action of the municipal agency; however, the date of the adoption of the resolution shall constitute the date of the decision for purposes of the mailings, filings and publications required by this section. If the municipal agency fails to adopt a resolution or memorializing resolution as hereinabove specified, any interested party may apply to the Superior Court in a summary manner for an order compelling the municipal agency to reduce its findings and conclusions to writing within a stated time and the cost of the application, including attorney's fees, shall be assessed against the municipality.

9. A copy of the decision shall be mailed by the municipal agency within ten (10) days of the date of decision to the applicant or if represented then to his or her attorney, without separate charge, and to all who request a copy of the decision for a reasonable fee. A copy of the decision shall also be filed by the municipal agency in the office of the Zoning Officer/Administrative Officer. The Zoning Officer/Administrative Officer shall make a copy of such filed decision available to any interested party for a reasonable fee and available for public inspection at his or her office during reasonable hours. Copies of the decision shall be sent to the City Clerk, Construction Official, Zoning Officer/Administrative Officer, Engineer, Consulting Planner and Board Attorney.
10. A brief notice of the decision shall be published in the official newspaper of the municipality. Such publication shall be arranged by the applicant unless a particular municipal officer is so designated by ordinance, provided that nothing contained in this Ordinance shall be construed as preventing the applicant from arranging such publication if he so desires. The City may make a reasonable charge for its publication. The period of time in which an appeal of the decision may be made shall run from the first publication of the decision, whether arranged by the City or the applicant.

11. The memorializing resolution may condition any approval upon conditions precedent and/or subsequent to the signing of maps or plans. Adherence to all terms, details, plans, layouts, and specifications continued in the record made during the hearings shall be continuing conditions to the lawful use of the tracts, parcels and lots involved.

C. Notice of Applications.

1. Public notice of a hearing shall be given by the applicant for the following applications for development:
  - a. Any request for a variance.
  - b. Any request for conditional use approval.
  - c. Any request for issuance of a permit to build within the bed of a mapped street or public drainageway or on a lot not abutting a street.
  - d. Any request for preliminary approval of a site plan and/or subdivision except minor site plans or minor subdivisions.
  - e. Any request for approval of a planned development.
  - f. Any request for an extension of approval for five (5) or more years.
  - g. Any request for modifications or elimination of a significant condition or conditions set forth in a Resolution of Memorialization for development approval, wherein such development application required public notice. The Zoning Officer/Administrative Officer shall determine whether the condition or conditions in question are significant.
  - h. Any public meeting work session to consider an informal review in accordance with N.J.S.A. 40:55D-10.1, except that the required notice may be given by

ordinary mail to those referred to in D.2. below.

- i. Any request for General Development Plan (GDP) approval.
2. The Secretary of the Planning Board or Zoning Board of Adjustment, as the case may be, shall notify the applicant at least two (2) weeks prior to the public hearing at which the application will be discussed. Notice of a hearing requiring public notice shall be given by the applicant at least ten (10) days prior to the date of the hearing in the following manner:
- a. By publication in an official newspaper of the City.
  - b. To all owners of real property as shown on the current tax duplicate, located in the state and within 200 feet in all directions of the property which is the subject of such hearing, provided that this requirement shall be deemed satisfied by notice to the condominium association, in the case of any unit owner whose unit has a unit above or below it, or horizontal property regime, in the case of any co-owner whose apartment has an apartment above or below it. Notice shall be given by serving a copy thereof on the property owner as shown on said current tax duplicate or his or her agent in charge of the property or mailing a copy thereof by certified mail to the property owner at his or her address as shown on said current tax duplicate.
  - c. Notice to a partnership owner may be made by service upon any partner. Notice to a corporate owner may be made by service upon its president, a vice president, secretary or other person authorized by appointment or by law to accept service on behalf of the corporation. Notice to a condominium association, horizontal property regime, community trust or homeowners' association, because of its ownership of common elements or areas located within 200 feet of the property which is the subject of the hearing, may be made in the same manner as to a corporation without further notice to unit owners, co-owners or

homeowners on account of such common elements or areas.

- d. To the Clerk of any adjoining municipality or municipalities when the property involved is located within 200 feet of said adjoining municipality or municipalities. Notice shall be given by personal service or certified mail.
- e. To the Camden County Planning Board when the application for development involves property adjacent to an existing county road or proposed road as shown on the County Official Map or the County Master Plan, adjoining other county land, impacts a County drainage structure or situated within 200 feet of a municipal boundary. Notice shall be given by personal service or certified mail.
- f. To the Commissioner of Transportation of the State of New Jersey when the property abuts a state highway or impacts a New Jersey Department of Transportation drainage or other structure. Notice shall be given by personal service or certified mail.
- g. To the Director of the State Office of Smart Growth when the hearing involves an application for the development of property which exceeds 150 acres or 500 dwelling units, in which case the notice shall include a copy of any maps or documents required to be on file with the Zoning Officer/Administrative Officer. Notice shall be given by personal service or certified mail.
- h. To a public utility, cable television company or local utility which possess a right-of-way or easement within the municipality and which has registered with the municipality in accordance with N.J.S.A. 40:55D-12.1 by (1) serving a copy of the notice on the person whose name appears on the registration form on behalf of the public utility, cable television company or

local utility or (2) mailing a copy thereof by certified mail to the person whose name appears on the registration form at the address shown on that form.

3. Upon the written request of an applicant, the City Tax Collector shall, within seven (7) days, make and certify a list from current tax duplicates of names and addresses of owners within the City to whom the applicant is required to give notice. Failure to give notice to any lot owner not on the list obtained in such manner shall not invalidate any hearing or proceeding. A sum, not to exceed the maximum set forth in N.J.S.A. 40:55D-12.c, shall be charged for such list.
4. The applicant shall be responsible for giving proper notice to all property owners.
5. The applicant shall file an affidavit of proof of service with the Planning Board or Zoning Board of Adjustment, as the case may be.
6. The notice shall state the date, time and place of the hearing and the nature of the matters to be discussed, including a precise description of any requested variances or design standard waivers; an identification of the property proposed for development by street address, if any, or by reference to lot and block numbers as shown on the current tax duplicate in the City Tax Assessor's office, and the location and times at which any maps or documents for which approval is sought are available for inspection.

D. Appeal of Decisions.

Any interested party desiring to appeal a final decision of the Zoning Board of Adjustment approving a use variance may appeal to the City Council.

E. Fees.

Fees for application or for the rendering of any services by the Planning Board or the Zoning Board of Adjustment or any member of their administrative staffs shall be as provided in the Fee

Ordinance of the City of Camden.

F. Application by Corporation or Partnership.

1. A corporation or partnership applying to the Planning Board or the Board of Adjustment for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class or at least ten percent (10%) of the interest in the partnership, as the case may be.
2. If a corporation or partnership owns ten percent (10%) or more of the stock of a corporation or interest of ten percent (10%) or greater in a partnership, either of which is subject to disclosure pursuant to N.J.S.A. 40:55D48.2, that corporation or partnership shall list the names and addresses of its stockholders holding ten percent (10%) or more of its stock or interest of ten percent (10%) or greater in the partnership, as the case may be; and this requirement shall be followed by every corporate stockholder or partner in said partnership until the names and addresses of the noncorporate stockholders and individual partners exceeding the ten percent (10%) ownership criterion have been listed.
3. The Planning Board, Zoning Board of Adjustment or City Council shall not approve the application of any corporation or partnership which does not comply with F.1. or F.2. above.
4. Any corporation or partnership which conceals the names of the stockholders owning ten percent (10%) or more of its stock or of the individual partners owning an interest of ten percent (10%) or greater in the partnership, as the case may be, shall be subject to a fine of one thousand dollars (\$1,000.) to ten thousand dollars (\$10,000.), which shall be



recovered in the name of the City of Camden in any court of record in the state in a summary manner pursuant to the Penalty Enforcement Law (N.J.S.A. 2A:58-1 et seq.).

**ARTICLE XXXII -- GUARANTEES, INSPECTIONS AND OFF-TRACT  
IMPROVEMENTS**

**577-300**     **Fees.** Obligation to pay application fees and professional fees incurred during the course of review:

- A.     Applicants submitting applications set forth herein shall pay such application fees as are due and all reasonable costs for professional or consultant services incurred by the City in connection with the review and approval by the Planning Board or Zoning Board of Adjustment of any application. Such professional services may be rendered by City staff or by consultants retained by the City on a general basis or retained specifically for an application by the Board of jurisdiction of the City. In conjunction with payment of such professional or consultant fees, the applicant shall make an initial escrow deposit in the amount and manner set forth herein and shall execute an agreement in a form provided by the City obligating itself to pay such initial fees, including any City requests for additional fees to cover professional review services as may be required to complete the processing of a development application. The application fee charge is a flat fee to cover direct administration expenses and is non-refundable.
  
- B.     Every application for development shall be accompanied by a check or checks payable to the City of Camden in accordance with the following fee schedule:

<b>Type</b>	<b>Application Fee</b>	<b>Engineer Review Fee</b>
<u>Subdivision Fees</u>		
Minor (6 lots or less)	\$177.32	\$528.24
Major (preliminary plot)	\$528.24	\$851.88 plus \$170.50 per lot created (does not include additional fee of \$682.00)
Major Subdivision	\$339.76	\$848.40 plus \$170.50 per lot created (does not

include additional fee of  
\$682.00)

Site Plan Fees

Preliminary

Sites 0.50 acres or less	\$482.36	\$1,204.41
Sites over 0.50 acres	\$803.40	\$2,408.82

Final

Sites 0.50 acres or less	\$334.18	\$803.40
Sites over 0.50 acres	\$334.18	\$1,204.41

Other Submission Fees

Variances	\$144.58 for each
Bulk Variances	\$167.77 for each
General Development Plan	\$2500.00
Pre-Application Conference	\$500.00
Request for extension of preliminary and final subdivision or site plan approval	\$250
Conditional use permits	\$500.00

Board of Adjustment Fees

Bulk Variance	\$136.40
Appeals	\$45.05
Interpretations	\$45.05
Use Variances	\$177.32

Zoning Permit Review Fees

Single family dwelling	\$69.56
Two family dwellings	\$139.13
Three family dwelling or more	\$215.51
Rooming House	\$259.16
Boarding House	\$259.16
Commercial uses	\$87.30
Industrial, warehousing, and manufacturing uses	\$139.87

Map amendment	\$862.05
Rezoning Application	\$345.09
Flood zone determination	\$17.73

Sign Fees

Sign permit application	\$79.11
Advertising billboard	\$395.56
Variances	\$144.58
Bulk Variances	\$167.77

Other Land Use Fees

Certification of property owners for applications under New Jersey Land Use Law	\$18.60 or \$1.24 per name, whichever is greater
Copies of minutes, transcripts, decisions, or ordinances	\$1.00/one-page ordinance \$0.50 /each additional page
Certification of any documentation or ordinance	\$5.00/document or ordinance in addition to cost of copying
Land development ordinance	\$100.00

Historic Preservation Fees

Certification of appropriateness review, maintenance and repair	\$38.19
Major Rehabilitation	\$34.10

- C. The application charge is a flat fee to cover direct administrative expenses and is nonrefundable.
- D. Where one application for development includes several approval requests, the sum of the individual required fees shall be paid.
- E. Each applicant for subdivision or site plan approval shall agree in writing to pay all reasonable costs for professional review of the application and for inspection of the improvements. All such costs for review and inspection must be paid before any approved plat, plan or deed is signed or any construction permit is issued and all remaining costs must be paid in full before any occupancy of the premises is permitted of Certificate of Occupancy issued.
- F. If an applicant desires a court reporter, the cost for taking testimony and transcribing it and providing a copy of the transcript to the City

shall be at the expense of the applicant who shall arrange for the reporter's attendance.

- G. The City Council may, by resolution, waive fees upon application if a public or non-profit applicant, primarily serves the residents of Camden.
- H. No fees shall be required for the review of that specific portion or portions of a tract devoted to any provided low and/or moderate income housing units.

**577-301 Determination of Insufficient Escrow Deposit.**

- A. If an escrow account contains insufficient funds to enable the City or board of jurisdiction to complete required application reviews, the Zoning Officer/Administrative Officer, on behalf of the Chief Financial Officer, shall provide the applicant with a notice of insufficient escrow balance. In order for work to continue on the application or development, the applicant shall, within ten (10) business days, post a deposit to the account in an amount to be agreed upon by the City and the applicant. Such amount shall be sufficient to pay all unpaid bills, as well as an amount sufficient to complete all applicant reviews. In addition, no hearing before any City Board or Committee may be convened if such amounts are due. The time to act under the New Jersey Municipal Land Use Law (MLUL) shall be tolled during the time when there has been no municipal action on the application because the applicant has not posted the additional escrow deposit provided for in this subsection. Whether or not specifically stated in the Resolution of Memorialization, payment in a timely manner of all escrow fees which become due shall be a condition of approval on any application.
- B. The Zoning Officer/Administrative Officer may issue a "Stop Work" order if payment of required escrow funds is not provided within ten (10) business days. Such "Stop Work" order shall result in the ceasing of all activities relative to that application.
- C. The Chief Financial Officer shall prepare and send to the applicant a statement which shall include an accounting of funds listing all deposits, interest earnings, if applicable, disbursements, and the

cumulative balance of the escrow account. This information shall be provided on a quarterly basis, if monthly charges are \$1,000.00 or less or on a monthly basis if monthly charges exceed \$1,000.00.

- D. The applicant shall send written notice by certified mail to the Chief Financial Officer, to the board of jurisdiction, and to municipal professionals who worked on the application review that the board of jurisdiction has granted final approval; that, in the case of subdivision or site plans, the subdivision or site plan has been signed by the board of jurisdiction and the approval has otherwise been perfected; and that, in the case of all other applications for which escrow deposits are necessary, the approval has been perfected and no further work by municipal professionals is necessary. After receipt of said notice, each professional shall render a final bill to the Chief Financial Officer within thirty (30) days. The Chief Financial Officer shall render a written final accounting to the applicant on the uses to which the deposit was put within 45 days of receipt of the final bill from the professionals. Any balances remaining in the escrow account, including interest, if applicable, shall be refunded to the applicant along with the final accounting. The refunding process shall be in accordance with the guideline and procedures established by the division of local government services in effect at that time.

**577-302      Performance Guarantees and Engineering Inspections.**

- A. Performance Guarantee Estimate
1. No final application for development (whether for an entire tract or a section thereof) shall be approved by the Board until the satisfactory completion and performance of all required public improvements have been certified to the Board by the City Engineer unless the owner shall have filed with the City a performance guarantee assuring the installation of said public improvements on or before an agreed date as hereinafter provided.
  2. It is the intention of the City Council that residents living in each new section of a development be provided with lot and/or dwelling unit as well as tract area improvements that

are as complete as possible. In order to accomplish this objective, and except as hereafter provided, all remaining improvements shall be completed as to each category set forth in the performance guarantee to a percentage extent equal to the percent of lots and/or dwelling units which have been conveyed in any manner.

3. A performance guarantee estimate shall be prepared by the applicant's engineer and submitted to the City Engineer for review and approval, setting forth all requirements for improvements, as fixed by the Board, and their estimated cost. The City Council shall pass a resolution either approving or adjusting this performance guarantee.

B. Approval by City Attorney.

1. The owner shall present two (2) copies of the performance guarantee, in an amount equal to one hundred twenty percent (120%) of the approved performance guarantee estimate, for approval by the Planning Board Attorney as to form and execution.
2. The Planning Board Attorney shall notify the secretary of the Board that the performance guarantee is properly executed and can be placed on the agenda of the Board's next meeting.

C. Bonding and Cash Requirements.

1. The performance guarantee shall be made payable to, and deposited with, the City of Camden and shall be in the form of either cash, a certified check, or other financial instrument acceptable to the City Attorney, or a performance bond in which the owner shall be principal provided by an acceptable surety company licensed to do business in the State of New Jersey. The City shall issue its receipts for such deposits and shall cause the same to be deposited in a bank named by the municipality in the name of the City. The said deposits shall be retained as security for completion of all requirements and shall be returned to the owner upon completion of all required work, or, in the event of default on

the part of the owner, shall be used by the City to pay the cost and expense of obtaining completion of all requirements.

2. Ten percent (10%) of the amount of the approved performance guarantee estimate shall be deposited by the owner in cash with the City. The remaining ninety percent (90%) may be in cash or surety bond. In the event of default, the ten percent (10%) fund herein mentioned shall be first applied to the completion of the requirements and the cash or surety bond shall thereafter be resorted to, if necessary, for the completion of the requirements. The cash or surety bond shall recite the foregoing provisions.

D. Inspection and Tests.

1. All improvements and utility installations shall be inspected during the time of their installation by the City Engineer. On-site private improvements relating to drainage, landscaping and circulation as shown on an approved final subdivision or site plan shall also be subject to inspection and approval by the City Engineer. The cost of said inspection shall be the responsibility of the owner who shall deposit with the City Treasurer a fee in accordance with the City fee ordinance.
2. In no case shall any improvements or utility installation be done without permission from the City Engineer. At least two (2) working days notice shall be given to the City Engineer prior to any construction so that he or a qualified representative may be present at the time the work is to be done.
3. Streets shall not be paved with a wearing course until all heavy construction is completed and all underground utilities have been installed. Shade trees shall not be planted until all grading and earth moving is completed. The installation of the pavement wearing course, seeding of grass and the placing of the surveyor's monuments shall be among the last operations.



4. The City Engineer's office shall be notified after each of the following phases of the work has been completed so that he or a qualified representative may inspect the work:
  - a. Clearing, earthwork and site grading.
  - b. Road subgrade.
  - c. Curb and gutter forms.
  - d. Curbs and gutter construction.
  - e. Road sub-base and proof-rolling.
  - f. Sidewalk and apron forms.
  - g. Sidewalks and apron construction.
  - h. Drainage pipes and other drainage improvements and construction.
  - i. Utility trench backfilling compaction and restoration.
  - j. Street name signs.
  - k. Warning, regulatory, and site specific signage.
  - l. Monuments.
  - m. Pavement striping and markings.
  - n. Sanitary sewers, force mains and pump stations.
  - o. Required lighting.
  - p. Detention and/or retention basins.
  - q. Topsoil, seeding, plantings and fences.
  - r. Other site specific improvements as may be depicted or required on the approved plans, details and/or specifications and/or the Resolution of Approval.
5. Inspection by the City of the installation of improvements and utilities shall not operate to subject the City of Camden to any future liability, including liability for claims or suits, that may arise because of defects or negligence during construction or at any time thereafter; it being recognized that the responsibility to maintain safe conditions at all times during construction and to provide proper utilities and improvements is upon the owner and his contractors.
6. Upon the completion or substantial completion of all required utility improvements, and the connection of same to the public system, the obligor may notify the governing body in writing, by certified mail in care of the City Clerk, of the completion or substantial completion of the improvements

and shall simultaneously send a certified copy of such notice to the City Engineer. Within ten (10) working days following receipt of the notice, the City Engineer shall inspect all the improvements of which such notice has been given and file a detailed report, in writing, with the governing body, indicating either approval, partial approval or rejection of such improvements with a statement of the reasons for any total or partial rejection. The costs of the improvements as approved or rejected shall be set forth.

E. Release.

The City Council shall approve, partially approve or reject the improvements, on the basis of the report from the City Engineer, and shall notify the obligor, in writing, by certified mail, of the contents of the engineer's report and the action of the City Council not later than sixty five (65) days after the receipt of the notice of the obligor of the completion or substantial completion of the improvements. Failure of the City Council to send or provide such notification to the obligor within sixty five (65) days shall be deemed to constitute approval of the improvements and the obligor and surety, if any, shall be released from all liability pursuant to the performance guarantee for such improvements:

1. Where partial approval is granted, except as set forth hereinafter, the obligor shall be released from all liability pursuant to the performance guarantee for such improvements, except for that portion deemed to be required to secure provision of the improvements not yet approved. The City may retain thirty percent (30%) of the performance guarantee posted to ensure the completion of all improvements and that said thirty percent (30%) may be applied against all improvements, regardless of when completed.
2. If any portion of the required improvements is rejected, the obligor shall complete such improvements and, upon completion, shall notify the City Council and same procedures shall be followed as in the first instance.

F. Conditions and Acceptance of Improvements.

The approval of any application for development by the City shall in no way be construed as acceptance of any street or drainage system, or any other improvement, nor shall such approval obligate the City in any way to exercise jurisdiction over such street or drainage system or other improvement. No improvement shall be accepted by the governing body unless and until all of the following conditions are met:

1. The City Engineer shall have certified in writing that the improvements are complete and that they comply with the requirements of this article;
2. The final application for development shall have been approved by the Board;
3. The owner shall have filed with the City Council a maintenance guarantee in an amount equal to not more than fifteen percent (15%) of the cost of installing the improvements, to run for a period of two (2) years. The procedures and requirements governing such maintenance guarantee shall be identical with the procedures and requirements for a performance guarantee set forth in this Ordinance. The requirements for a maintenance guarantee may be waived by the City Council only if the City Engineer has certified that the improvements have been in continuous use for not less than two (2) years from the date the City Engineer certified completion of such improvements and that during this period the owner has maintained the improvements in a satisfactory manner; and
4. The owner shall have provided an "as built" plan and profiles of all utilities and roads (three black and white prints plus a mylar copy to be sent to the City Engineer) with certification signed and sealed by a New Jersey licensed professional engineer as to the actual construction as approved by the City Engineer.

**577-303**     **Start of Construction.** Construction pursuant to a site plan or subdivision approval shall not commence until:

- A. The developer has paid all fees required by this Article;
- B. The developer has received all other governmental permitted approvals required by the Board's resolution of memorialization granting subdivision or site plan approval.
- C. The developer has satisfied all conditions of all approval required by the Board's resolution of memorialization granting subdivision and/or site plan approval and all changes required by the Board to the developer's subdivision and/or site plans have been filed with and approved by the City Engineer;
- D. The developer's construction plans have been filed with and approved by the City Engineer;
- E. The developer has had a preconstruction meeting with the City Engineer for the purpose of forecasting and resolving problems that may arise during the course of construction;
- F. The developer has furnished the City the performance guarantee required herein; and
- G. The developer has posted a sales map pertaining to details required for final major subdivision plats and final major site plans in a prominent location in all offices from which sales of property in the development will be conducted.

**577-304** **Installation of Improvements.** Any improvement installed contrary to the plan or plat approval by the City shall constitute just cause to void the municipal approval.

- A. Any improvement installed without compliance with this Article shall constitute just cause for:
  - 1. Removal of the uninspected improvements;
  - 2. The payment by the developer of any costs for material testing;

3. The restoration by the developer of any improvements disturbed during any material testing; and/or
  4. The issuance of a "stop work" order by the City Engineer pending the resolution of any dispute.
- B. Inspection by the City of the installation of improvements and utilities shall not operate to subject the City of Camden to liability for claims, suits or liability of any kind that may at any time arise because of defects or negligence during construction or at any time thereafter; it being recognized that the responsibility to maintain safe conditions at all times during construction and to provide proper utilities and improvements is upon the owner and his contractor, if any.

**577-305**     **Off-Tract Improvements.** All off-tract improvements shall be made in accordance with the provisions of N.J.S.A. 40:55D-52 and the following:

- A. Purpose
1. The Planning Board or Zoning Board of Adjustment as the case may be, shall require, as a condition final site plan or final subdivision approval, that the applicant pay its pro-rata share of providing reasonable and necessary off-tract improvements, including the acquisition of land or rights in land, necessitated or required by the anticipated impacts of such approved development. The applicant shall either install the necessary off-tract improvements or pay its pro-rata share thereof to the City. Such off-tract improvements shall be clearly, directly, and substantially related to the approved development.
  2. Where such condition of approval is imposed, the Resolution of Memorialization shall describe the improvements or improvements required, and make findings of fact that establish the nexus between each needed improvement and the impacts to be generated by the proposed development causing or contributing to the need for provision of such off-tract improvement. Such findings shall reference the needed improvement to the Master Plan or any of its element, maps, reports, or statements. As a further condition of such final approval, the resolution shall

require that the applicant enter into a Developer's Agreement with the City Council for the construction of the improvement or improvements or payment to the City, in escrow, of the applicant's fair share of the anticipated cost of such improvement to be constructed by others. The Board shall forward to the governing body any reports, studies or analysis that were entered into evidence at the public hearings, on application for approval, as may be of use in negotiating such Developer's Agreement with the applicant.

B. Cost Allocation

1. In cases where off-tract improvements are necessitated by the proposed development and where neither the City nor any other governmental entity has either planned, programmed, or accepted responsibility for any portion of the cost of the improvements, the developer/applicant shall be responsible, at the developer/applicants sole expense, and as a condition of approval, to provide for and install such improvements, after review and approval by the City Engineer of all such plans related to the improvements. The improvements shall be installed prior to the issuance of the first building permit.
2. Where it is determined that properties outside the development will also be benefited by the off-tract improvements, or where either the City or other governmental agency or entity has planned or programmed, or accepted responsibility for any portion of the cost of the improvement, the criteria set forth herein shall be utilized in calculating and determining the proportionate share of the cost of such improvements to the developer or applicant. A proportionate allocation shall not be made however, and a developer or applicant shall be responsible for assuming all costs for improvements, where there is a need to upgrade an existing facility or improvement due to its insufficient capacity or other inadequacies to service the needs of the developer or applicant's proposed development, but the existing facility or improvement is adequate to service the needs of the present users. Where a developer is required

to “front-end” an off-tract improvement (such as the extension of a sewer line to the proposed development), and future developers benefit from the same, then the original developer who made the improvement shall be entitled to a pro rata reimbursement from any subsequent developers who have directly benefited from the improvement, if said subsequent benefit accrues within 10 year from the date of the original improvement. In any event, the following procedure shall take place:

- a. The original developer shall certify the actual costs of the off-tract improvements, based on construction invoices, which shall then be verified by the City Engineer.
  - b. The City Engineer shall then calculate the subsequent developer’s pro rata contribution, by dividing the use of the improvements by the subsequent developer by the use of the improvement made by all developments benefiting from the improvement, based on road capacity, daily sewage flow, daily water flow, etc.
  - c. The City shall then condition the issuance of the first building permit in the subsequent developer’s development, upon payment in full of the pro rata reimbursement to the original developer. Said reimbursement shall be payable to the City directly, who shall then reimburse the original developer, subject to payment of any liens, offsets or other funds due to the City by the original developer.
3. Nothing herein shall be construed as to prevent the Planning Board or Zoning Board of Adjustment and the developer or applicant from agreeing to use an alternative method to allocate costs, or to use an alternative method to make payments for pro rata reimbursements, than that which is set forth herein, given the unique and distinguishable characteristics of each application for development, as long as such alternative method is based on fair and reasonable standards, and the reason for adopting such alternative

method is clearly set forth and agreed to by both the Planning Board or Zoning Board of Adjustment and the developer or applicant.

C. Water Supply. The developer and applicant's share of water distribution, supply, treatment, and storage facilities, including the installation, relocation or replacement of water mains, hydrants, valves, and appurtenances associated therewith, shall be computed as follows:

1. The capacity and design of the water supply system shall be based on standards computed by the developer's engineer and approved by the City Engineer.
2. The City Engineer shall provide the developer or applicant with the existing and reasonable anticipated peak hour flows as well as capacity limits for the affected water system in terms of average demand, peak demand and fire demand.
3. If the required system does not exist, or the existing system does not have adequate capacity to accommodate the developers or applicant's flow given existing and reasonably anticipated peak hour and fire flows, the pro rata share shall be computed to the larger of:
  - a. The partial cost of a shared improvement where none now exists:

Total Cost of Improvement		Capacity of Improvement (Gallons per day – GPD)
Developer/Applicant's Cost	=	Developer/Applicant-Generated Flow to be accommodated by the Improvement (GPD)

or:

- b. The total cost of an improvement designed to accommodate only the development flow, if such an alternative is technically feasible;



or

- c. The full cost to upgrade an existing facility or improvement where said facility or improvement has either insufficient capacity or is otherwise inadequate to service the needs of the developer/applicant, but is adequate to service the needs to service the needs of the present users.

D. Roadways. The developer or applicant's proportionate share of street and intersection improvements, alignments, channelization, barriers, new or improved traffic signalization, signs, curbs, sidewalks, trees, utility improvements uncovered elsewhere, the construction or reconstruction of new or existing streets and intersections, and other associated street or traffic improvements, shall be as follows:

1. Traffic Study. A traffic impact study shall be provided by the developer or applicant. The study shall address the various traffic-generating characteristics of uses in the proposed development and the interface of traffic from uses associated from the proposed development and existing uses in the area, to assure that there will not be a degradation in the level of service in the area, and that there will not be any traffic hazards created in the area by traffic generated as a direct result of the development. In addition, the study shall incorporate the recommendations, and propose a plan to achieve the goals and objectives specifically set forth in the Master Plan of the City of Camden.
2. Level of Service. The developer or applicant must demonstrate that the existing public traffic arteries have adequate capabilities to accommodate the traffic to be generated by the proposed project at an acceptable level of service "D" or better, and that safe, convenient and adequate circulation and parking is provided for on site of the proposed development.
3. Traffic Volumes. The developer or applicant must provide as

a part of its submitted study, existing 24 hour traffic counts for a minimum of 3 different days, excluding Sundays and holidays, summarized by hour and by direction, and peak hour trips by movement on all critical off-tract roadways and intersections affected by the proposed development. Traffic volumes utilized in the study shall be taken within 12 months preceding the date that the application is filed with the Planning Board or Zoning Board of Adjustment, and be taken between the period of September 1 through June 15, excluding those days wherein inclement weather would make such counts not typical. If there is a seasonal peak, the study shall take the same into account and make appropriate comments.

4. Future Background Traffic Volume. Future traffic volumes shall be calculated by multiplying the peak hour traffic volumes utilizing the current New Jersey Department of Transportation growth factors. These factored traffic volumes will be surcharged with traffic volumes expected to be generated by impending development in the area, based on development projects presently approved by, or pending before, the Planning Board or Zoning Board of Adjustment, and known projects presently approved by or pending before the Planning or Zoning Boards of immediately adjacent municipalities which will clearly have an impact on local traffic.
5. Traffic Generation. Traffic expected to be generated by the proposed development shall be calculated by utilizing the latest copy of the Institute of Transportation Engineers (ITE) text: The values developed by using the trip generation method shall be verified by typical counts when requested by the City to verify results. If the City requires trip generation data because the trip generation methodology is not accurate due to local conditions or an inadequate database in the "Trip Generation" text, the traffic data counts required to verify trip generation data, shall be in the ITE format. Traffic generation shall include the amount of traffic to be generated for the project 24 hour period and during the peak hour trip generation by the proposed project.

6. Future Build Traffic Volumes. Future background traffic volumes shall be surcharged by adding the traffic volumes that are to be generated by the proposed development to future background traffic volumes.
7. Traffic Analysis
  - a. Capacity Analysis. Roadways and intersections shall be analyzed using a capacity analysis. The capacity analysis will utilize the latest approved highway capacity programs. Traffic shall be analyzed for the existing traffic conditions, future traffic conditions, and future build traffic conditions. Traffic analysis shall optimize traffic signals so that the existing traffic conditions show traffic conditions as they exist and with the optimization of traffic signal timing. The future background traffic conditions shall require the optimization of the traffic on the roadways. Future traffic shall be added and the traffic signal timings shall be optimized for a final product.
  - b. Accident Analysis. Accident data of critical intersections and roadways shall be analyzed.
  - c. Speed and Delay Analysis. Speed and delay analysis of critical roadways shall be provided.
  - d. Gap Analysis. Gap studies of critical intersections shall be provided.
  - e. Safety Analysis. Analysis shall be made of all entrances and exits to determine if left-turn lanes are warranted. In addition, deceleration and acceleration lanes shall be analyzed to determine if they are needed.
8. The developer or applicant's traffic consultant shall provide a trip distribution that will distribute traffic to the surrounding roadway system. The developer or applicant's engineer shall show the percent of the P.M. traffic that the applicant's traffic

will be, of the future build traffic at each intersection by approach. If improvements are required on one approach of an intersection only, as a result of a significant impact from the development, defined as an approach where the majority of traffic on the approach caused the need for the proposed improvement on that approach to maintain an adequate level of service, the developer or applicant's pro rata share of the intersection shall be calculated as set forth below.

If the required improvements to accommodate the proposed development do not exist, or the existing system does not have adequate capacity to accommodate the anticipated volumes as set forth in the study, the pro rata share shall be the larger of:

- a. The partial cost of a shared improvement where none now exists:

Total Cost of Improvement divided by Developer/Applicant's Cost
Equals
Capacity of Improvement(Peak Hour Volume) divided by Developer Traffic to be Accommodated by the Improvement (Peak Hour Volume)

or:

- b. The total cost of an improvement designed to accommodate only the development traffic volume if such an alternative is technically possible;

or

- c. The full cost to upgrade an existing facility or improvement where said facility or improvement has either insufficient capacity or is otherwise inadequate to service the needs of the developer/applicant, but is adequate to service the needs to service the needs of the present users.

- E. Off-tract Drainage Improvements. The applicant's proportionate share of

stormwater and drainage improvements including the installation, relocation and replacement of storm drains, bridges, culverts, catch basins, manholes, rip-rap, detention or retention basins, improved drainage ditches and appurtenances associated therewith, shall be determined as follows:

1. The capacity and design of the drainage to accommodate stormwater runoff shall be based on standards set forth in this ordinance, computed by the developer or applicant’s engineer and approved by the Planning Board or Zoning Board of Adjustment or City Engineer.
2. The capacity of the enlarged, extended or improved system required for the subdivision and areas outside of the developer or applicant’s tributary to the drainage system shall be determined by the developer or applicant’s engineer, subject to the approval of the City Engineer. The plans for the improved system may be prepared by the developer or applicant’s engineer or the City Engineer, at the developer or applicant’s expense, and the estimated cost of the enlarged system shall be calculated by the City Engineer.
3. If the required improvements do not exist, or if the existing system does not have adequate capacity to accommodate reasonably anticipated volumes, the pro rata share shall be larger of:
  - a. The partial cost of a shared improvement where none now exists:

Total Cost of Improvement divided by Developer/Applicant’s Cost
Equals
Capacity of Improvement (cfs—Peak 25 –Year Storm) divided by Development Generated Peak Runoff to be Accommodated by Enlargement of the Improvement (cfs Peak 25-Year Storm)

or:

- b. The total cost of an improvement designed to accommodate only the development flow, if such an alternative is technically feasible;

or

c. The full cost to upgrade an existing facility or improvement where said facility or improvement has either insufficient capacity or is otherwise inadequate to service the needs of the developer/applicant, but is adequate to service the needs to service the needs of the present users.

F. Off-Tract Sewer Improvements.

1. The capacity and design of sanitary sewer systems shall be based on “Rules and Regulation for the Preparation and Submission for Sewerage Systems”, New Jersey Department of Environmental Protection, as well as any and all other design and specifications standards as may be set forth by the City and/or its professionals responsible for approval and oversight of such systems.
2. The developer or applicant shall be responsible for the entire cost of any off-tract improvements for sanitary sewer systems, including distribution facilities, the installation, relocation or replacement of collector, trunk and interceptor sewers, and the installation, relocation or replacement of other appurtenances associated therewith, that are necessary as a direct result of the proposed development. This shall apply both to the need for any new systems, facilities, appurtenances, etc. as well as the cost to upgrade an existing facility or improvement where said facility or improvement has either insufficient capacity or is otherwise inadequate to service the ends of the developer or applicant’s proposed development, but is adequate to service the needs of the present users.
3. In the event that a new system and/or facilities or appurtenances associated therewith is/are necessary where none exists, but said system, and/or facilities or appurtenances associated therewith will be shared with other users who do not now benefit from the same, the developer or applicant’s partial cost of said shared improvement shall be as follows:

Total Cost of Improvement divided by Developer/Applicant's Cost
Equals
Capacity of Improvement (Gallons per day – GPD) divided by Developer/Applicant- Generated Flow to be accommodated by the Improvement (GPD)

G. Costs Included.

The cost of all of all off-tract acquisition of lands and/or improvements as contained in this ordinance shall be construed to encompass all costs including, but not limited to, planning, feasibility studies, surveys, property and easement acquisition, design, equipment/facilities, and construction. Such costs shall also include all legal, accounting, surveying, engineering, and other professional costs directly associated with the improvement(s) contemplated. Such costs may still further include the cost of eminent domain proceedings, reasonable contingencies, and costs of financing during construction. All such costs shall be calculated and set forth, as a condition of approval, when preliminary major subdivision or site plan approval is granted.

H. Funding of Improvements.

Where the proposed off-tract improvement(s) are to be undertaken at a future date, the monies required for the improvement shall be paid prior to the signing of the final plans or plat by the Board Chair, Board Secretary and City Clerk. Said funds shall be deposited in an interest-bearing account to the credit of the City in a separate account, until such time as the improvement(s) is/are constructed. If off-tract improvements for water, roadway, signalization, drainage, or sewer improvements are not begun within 10 years from the date of the final certificate of occupancy being issued to the developer or applicant, then and in any such event all monies and interest shall be returned to the developer or applicant.

**ARTICLE XLVI -- ADMINISTRATION, WAIVERS, ENFORCEMENT, VIOLATIONS  
AND PENALTIES**

**577-306**     **Administration.** These rules, regulations and standards shall be considered the minimum requirements for the protection of the public health, safety and welfare of the citizens of the City of Camden. Any action taken by the appropriate municipal agency, under the terms of this Article, shall give primary consideration to the above mentioned matters and to the welfare of the entire community. However, if the applicant, owner or agent can clearly demonstrate that, because of peculiar conditions pertaining to his land, the literal enforcement of one (1) or more of these regulations is impracticable or will exact undue hardship, the appropriate municipal agency may permit one (1) or more exceptions as may be reasonable and within the general purpose and intent of the rules, regulations, prior approvals, and standards established by this Ordinance. Such administrative waivers or adjustments shall be granted only with the policy guidelines therefore established by Planning Board or Zoning Board of Adjustment or other municipal authority.

**577-307**     **Uses of Land, Buildings, Structures, and Premises.**

- A.     No building or structure shall be constructed, altered, extended, renovated, moved, or converted in violation of the rules, regulations, standards, or provisions of this Ordinance.
  
- B.     No building, structure, or land shall be used or occupied in violation of the rules, regulations, standards, or provisions of this Ordinance.
  
- C.     No building, structure, or land shall be used, maintained or occupied in violation of, or contrary to any approved site plan, subdivision, or variance, or combination thereof, as the case may be. All uses, buildings, structures and improvements shall be constructed, and thereafter maintained and used, in accordance with the approved plans, details and specifications and the terms and conditions of any resolution approving such project.

**577-308**     **Scope.**

Provisions of this Article are supplementary to and to be applied consistent with the provisions of the State Uniform Construction Code



(N.J.S.A. 52:27D-119 et seq. and the regulations thereunder). It is not the intention of this Article to regulate the performance of the Construction Code Official or any sub-code official with respect to provisions for the issuance of revocation of any construction permit, certificate of occupancy, certificate of continued occupancy, temporary certificate of occupancy or certificate of approval, except as provided for in such statute and regulations and in the MLUL.

**577-309      Zoning Compliance Permits Required.**

- A. No person or entity shall begin the use or occupancy of a building or structure or any vacant land without a Zoning Permit duly issued by the Zoning Officer/Administrative Officer.
- B. No person or entity shall erect, construct, reconstruct, alter, expand, convert or install a building or structure without a Zoning Permit duly issued by the Zoning Officer/Administrative Officer. Where such use, occupancy, or construction requires the issuance of a permit or certificate from the Construction Code Official or any subcode official, such official shall not issue such permit or certificate unless the applicant therefore presents a valid Zoning Permit for such use, occupancy or construction issued by the Zoning Officer/Administrative Officer.
- C. A Zoning Permit shall, when issued, acknowledge that the use, structure, building or land to which it refers complies with the Land Development Ordinance or a land use development approval of the Planning Board or Zoning Board of Adjustment.
- D. A Zoning Permit shall be required prior to the issuance, by the Construction Official, of a certificate of continued occupancy.
- E. A Zoning Permit shall be required in the event that a certificate of occupancy is revoked and application is made for its restoration.
- F. A Zoning Permit shall be required prior to the issuance, by the Construction Code Official, of a certificate of occupancy for a change in use.
- G. A Zoning Permit or affidavit of compliance, approved by the Zoning Officer/Administrative Officer, duly issued by the Zoning

Officer/Administrative Officer, shall be required prior to the issuance, by the Construction Code Official, of a Certificate of Approval.

- H. Where a change of use of a building or structure does not require the issuance of a certificate by the Construction Code Official, the owner or occupant of such building or structure shall obtain a Zoning Permit, duly issued by the Zoning Officer/Administrative Officer, prior to engaging in such change of use.
- I. A Zoning Permit is required for the following, where no permit or certificate is required to be issued by the Construction Official:
  - 1. Signs, not greater than 25 square feet in surface area (one side), not served by electric current, and not more than 6 feet in height. Signs, which do not meet such criteria, require a permit from the Construction Code Official.
  - 2. Window signs.
  - 3. Garden type sheds and similar accessory structures, 100 square feet or less, and 10 feet in height or less. Structures which do not meet such criteria require a permit from the Construction Code Official.
  - 4. Where application is made to the Zoning Officer/Administrative Officer for a Zoning Permit with respect to lands located within a planned development or condominium property, subject to association covenants and restrictions, no Zoning Permit shall be issued unless the applicant therefore presents a certified copy of a resolution of the Board of Trustees, or other authorized body within the organization, certifying that the proposal for which the Zoning Permit is sought complies with such covenants and restrictions.
- J. No Zoning Permit shall be required for ordinary maintenance as provided for at N.J.A.C. 5:23-1.4 AND 2.7.

Application shall be made for the issuance of a Zoning Permit by the Zoning Officer/Administrative Officer, on forms available for that purpose and payment of the fee if required. Upon filing of a complete Zoning Compliance form, and payment of any required fee, the Zoning Officer/Administrative Officer shall act on the application within ten (10) days.

**577-311**      **Certificate of Occupancy.**

Prior to the issuance of any certificate of occupancy by the Construction Code Official, with respect to construction pursuant to a site plan and/or subdivision approval, the City Engineer shall submit a report to the Construction Code Official stating that the necessary improvements needed to serve the premises offered for occupancy have been installed and inspected, as follows:

- A.      Curbs, walks, handicapped ramps and driveway aprons.
- B.      All utilities.
- C.      Water supply for potable use and fire protection and sewerage conveyance and treatment facilities serving the property in question.
- D.      Storm drainage and detention facilities.
- E.      Base course of the street or streets serving the property.
- F.      Base course of driveways and parking areas.
- G.      Street names and traffic regulatory signs, traffic striping and markings.
- H.      Approved lot grading as demonstrated by an as-built grading plan.
- I.      Street and/or site lighting.
- J.      Topsoiled, seeded and stabilized lawn areas.
- K.      Buffer plantings, street trees and landscaping improvements.

- L. Site specific signage, if any.
- M. Basement drainage and/or sump pump systems, if required.
- N. With respect to any individual residential lot within a subdivision, a certificate of occupancy shall be issued only upon the completion of the above improvements, to the extent that the same are required as part of a subdivision or site plan approval or as required by the City Engineer for an individual residential lot or dwelling unit. In all cases, the lot must be finished in accordance with an approved lot grading plan. The City Engineer shall submit a favorable report to the Construction Code Official for the individual residential dwelling unit prior to the issuance of a certificate of occupancy by the Construction Code Official.
- O. No approval shall be issued for the framing of any modification or alteration of existing construction where that modification or alteration exceeds five hundred (500) square feet or for any new construction until certification has been provided over the seal of a licensed land surveyor that the finished floor elevation of the first floor is at the elevation set forth in the approved plans.
- P. The following shall be unlawful until a certificate of occupancy is issued by the Construction Code Official:
  - 1. Occupancy, use, or a building erected, constructed, restored, altered, or moved, or any changes in use of an existing building.
  - 2. Occupancy, use, or change in use of vacant land.
  - 3. Any change in the use of a nonconforming use.
  - 4. Occupancy and use of any enlargement to an existing structure.

**577-312      Enforcement.**

This Article shall be enforced by the Zoning Officer/Administrative Officer

or his designees.

**577-313**      **Violations and Penalties.**

In case any building or structure is erected, constructed, reconstructed, altered, moved, or converted; or any building, structure or land is used in violation of or contrary to the provisions of this Article, the City may institute an action to enjoin or any other appropriate action or proceeding to prevent such erection, construction, reconstruction, alteration, conversion, or use. However, nothing in this Article shall be construed to restrict the right of any party to obtain a review by any court of competent jurisdiction according to law. It shall also be a violation of this Article for any person to violate or attempt to vary from the terms and conditions of any development approval, including the violation of any resolution of memorialization or violation of the provisions, standards or details of any signed map or approved site plan and all plans and details supporting the same.

- A.      Fines. Any violation hereunder shall be considered an offense punishable by a fine not to exceed one thousand (\$1,000) dollars for each offense or imprisonment for a term not exceeding ninety (90) days or both. The following rules shall apply in determining responsibility for violations and penalties:
1.      The owner, general agent, contractor or occupant of a building, premises or part thereof where such a violation has been committed or does exist shall be guilty of such an offense.
  2.      Any agent, contractor, architect, engineer, builder, corporation or other person who commits, takes part or assists in such violation shall be guilty of such an offense.
  3.      Each day that a violation continues after notification that it exists shall constitute a separate offense.
  4.      The imposition of a fine or imprisonment as punishment for a violation of any provision of this Ordinance shall not preclude the City or any other person from instituting an action to prevent an unlawful construction, reconstruction, alteration, repair, conversion, or use or to restrain correct or

abate a violation, or to prevent the illegal occupancy of a building, land or premises.

B. Selling Land before Final Subdivision Approval.

1. If, before final subdivision has been granted, any person, as owner or agent, transfers or sells or agrees to transfer or sell any land which forms a part of a subdivision for which municipal approval is required in accordance with the provisions of this Article, except pursuant to an agreement expressly conditioned on final subdivision approval, such person shall be subject to a penalty not to exceed one thousand (\$1,000) dollars, and each lot disposition so made may be deemed a separate violation.
2. In addition to the foregoing, the City may institute and maintain a civil action:
  - a. For injunctive relief.
  - b. To set aside and invalidate any conveyance made pursuant to such a contract or sale, if a certificate of compliance has not been issued in accordance with N.J.S.A. 40:55D-56.
  - c. Where a shoreline lot owner violates the buffer corridor cutting restrictions, the Zoning Officer/Administrative Officer shall require native trees/vegetation of reasonable diameter in size to be planted so as to create a buffer strip area which is in compliance with that Section. A vegetative recommendation can be made by the Environmental Advisory Committee, the Landscape Architect designated by the Division of Planning and Zoning, or the County Soil Conservation District, if requested by the Zoning Officer/Administrative Officer. This provision shall be in addition to any and all penalties provided by law.

- A. A prospective purchaser, prospective mortgagee or any other person interested in any land in the City may apply in writing to the Zoning Officer/Administrative Officer for the issuance of a certificate certifying whether or not such subdivision has been duly approved by the Planning Board.
- B. Such application shall contain a diagram showing the location and dimension of the land to be conveyed by the certificate and the name of the owner thereof. A ten (\$10.00) dollar fee shall be paid to the Zoning Officer/Administrative Officer, on behalf of the City, for the requested certificate.
- C. The Zoning Officer/Administrative Officer shall make and issue such certificate within fifteen business (15) days after receipt of the written application and accompanying fee. The Zoning Officer/Administrative Officer shall keep a duplicate copy of each certificate, consecutively numbered, including a statement of the fee received, in a binder as a permanent record in his or her office.
- D. Each certificate shall be designated a "Certificate of Approval of Subdivision of Land" and shall certify:
  - 1. Whether there exists a duly established Planning Board and whether there is a duly adopted Article controlling the subdivision of land;
  - 2. Whether the subdivision, as it relates to the land shown on the application, has been approved by the Planning Board and, if so, the date of such approval, any conditions attached to such approval and any extensions and terms thereof showing that the subdivision, of which the subject lands are part, is a validly existing subdivision; and
  - 3. Whether such subdivision, if the same has not been approved, is statutorily exempt from the requirements of approval as provided in N.J.S.A. 40:55D-1 et seq. and as defined in this Article.

The Planning Board, when acting upon applications for preliminary or minor subdivision approval or upon applications for preliminary site plan approval, shall have the power to grant such exceptions from the requirements for such subdivision or site plan approval as specified in Article XXIX, XXXI and XXXI, if an applicant or his agent can clearly demonstrate that, because of peculiar conditions pertaining to his land, the literal enforcement of one (1) or more of the requirements is impracticable or will exact undue hardship; however, any exception granted by the Planning Board must be reasonable and within the general purpose and intent of the rules, regulations and standards established by this Article. The Zoning Board of Adjustment shall have the power to grant such exception where acting upon applications for preliminary or minor subdivision approval or for preliminary site plan approval in connection with applications for a use or "D" variance.



**ARTICLE XXXIII -- REDEVELOPMENT AREA SITE DESIGN CONTROLS**

**577-316**     *[Removed]*

**577-317**     *[Removed]*

**577-318**     *[Removed]*

**577-319**     *[Removed]*

**577-320**     *[Removed]*

**577-321**     *[Removed]*

**577-322**     *[Removed]*

**577-323**     *[Removed]*

**577-324**     *[Removed]*

**577-325**     *[Removed]*

**ARTICLE XXXIV -- GUIDELINES FOR REHABILITATION OF HISTORIC BUILDINGS  
WITHIN THE FAIRVIEW VILLAGE HISTORIC DISTRICT**

**577-326**     **Guidelines for rehabilitation.** Basic guidelines for rehabilitation in the Yorkship Village (Fairview) Historic District are propounded by the United States Secretary of the Interior as they appear in Guidelines for Rehabilitation of Historic Buildings and are specifically incorporated in this ordinance. Basic guidelines for rehabilitation in the Yorkship Village (Fairview) Historic District are set forth in Article VI.

**577-327**     **Repealer.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

**577-328**     **Savings from repeal.** Any ordinance not amended or supplemented herein is saved from repeal and shall remain in force and effect.

**577-329**     **When effective.** This ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

**577-330**     **Policy and intent.**

A.     Certificate of Appropriateness.

In considering applications for a Certificate of Appropriateness the City of Camden Historic Preservation Commission shall employ The Fairview Village Standards for Rehabilitation as a broad-based guide for the restoration and rehabilitation of structures in the Fairview Village Historic District. The Standards are used in concert with the specific criteria that follows in developing Historic Preservation Commission recommendations to the City of Camden Planning Board. The Fairview Village Standards are based upon the Secretary of the Interior's Standards for Rehabilitation.

B.     The Fairview Village Standards for Rehabilitation.

1.     Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2.     The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material of distinctive architectural features should be avoided when

possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylist features of examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or

alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

C. Criteria for the Restoration and Rehabilitation of Buildings in the Fairview Village Historic District

Because the Fairview Village Historic District is a largely homogeneous area architecturally, over half of the structures that now comprise the District were built during the initial construction phase in 1918-1919; it is the belief of the Historic Preservation Commission that the criteria enumerated below best address the particular planning and architectural features that characterize the District. Even among those structures built after 1919, most are of masonry construction with either brick exteriors or brick trim. These buildings tend to be narrow structures, two stories high, and built as rows of two, three or more. Windows and doors are also similar to the original houses with most buildings having six-over-six or six-over-one sash with paneled doors. Likewise, the original planning or layout of the District has been extended to the newer areas of the village. Set backs and open space in these areas reflect the intentions of the District's original land use planners.

**577-331. Site and Open Land Standards.**

- A. Original setbacks should be maintained. Any additions to the property should be to the rear of the original building and not visually apparent from the principal right of way.
- B. Outbuildings not visually apparent from the principle right of way shall not be subject to historic review provided that proposed outbuildings do not obstruct site vistas historically available to adjoining or adjacent properties.
- C. The maintenance or restoration of original landscaping is recommended. The replacement of front yard areas with concrete, gravel or similar materials is not recommended. Parking areas shall be located to the rear of the property if possible.
- D. Although the original village did not have fences nor hedges, the removal of any existing shrubbery is not recommended except in those cases where a documented restoration is planned or replacement is necessary due to natural circumstances.
- E. Any new construction on sites currently vacant shall be subject to the same architectural standards as existing properties.

**Exterior Elements.** Restoration to the original design of the existing structures shall be the primary aim in the consideration of all exterior building treatment. Such original design details and characteristics shall be preserved whenever possible. Where such original design details have been changed, modified or eliminated, restoration to the original is recommended. In those cases where restoration is contemplated, the proposed work shall be substantiated by historic, physical, or pictorial evidence. Lacking specific knowledge of the details of a particular building, repair or replacement should be designed to conform to the characteristics of the structures and the eras in which they were built, and the design characteristics of the Village as a whole.

- A. Materials shall whenever possible be in keeping with the brick or stucco finishes of the original exteriors. Materials other than these original materials such as aluminum, steel, or vinyl siding, asphalt or asbestos siding, finished glass, porcelain enamel, terra cotta, imitation brick or stone, corrugated metal, plastic, glazed or bright metal, among others, are not recommended except in those cases where particular finishes have acquired significance in their own right.
- B. Exterior Finishes
  - 1. It is recommended that brick and stucco finishes shall be repaired or restored to an original condition.
  - 2. Painting on brick or stucco is not recommended. In cases where previously painted surfaces are done in colors that are not appropriate to the building and neighborhood, it is recommended that the surface be cleaned, or a paint color chosen that is compatible with the building and the neighborhood. Because Fairview Village buildings are done largely in the Colonial Revival style of architectural design, colors displayed on the Sherwin Williams Company "Colonial Revival" color chart are appropriate for use in the Fairview Village Historic District.
  - 3. The cleaning of dirty brick and stucco finishes and the removal of paint from these surfaces should be accomplished using the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials are not recommended and shall not be undertaken. Methods and materials approved by the National Park Service shall be preferred and recommended.

4. Damaged brick or stucco should be repaired or replaced as necessary.
5. Should re-pointing be necessary, it is highly recommended that the old mortar be duplicated in composition, color and texture. The wrong mortar mix may cause damage to historic buildings. It is also recommended that the new mortar when applied duplicates the original joint size and profile.
6. The restoration of exterior wood work made necessary by advanced deterioration is highly recommended. Where wood work is deteriorated beyond repair or missing, replacement in-kind is recommended. Wood finishes, whether original or replacement, shall not be covered with metal, vinyl or other materials.

C. Building Heights

1. The cornice line on any new or remodeled building should not be made higher than the height of the cornice lines on attached buildings nor the cornice lines of the two existing adjacent buildings. Original top floors should not be removed, especially in cases where a top floor has been fire damaged. In cases where damage has occurred, repair or rebuilding of damaged structural elements is recommended.

D. Exterior Details

1. Doors and Windows. The retention of original window and door openings, the window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps and hardware is recommended. Some original doors in the District were shorter than contemporary standards. Where such doors are found they should be repaired and restored as necessary.
  - a. The introduction of new window and door openings, the infill of original window and door openings, or the reduction or enlargement of original window and door openings is not recommended. However, in those cases where an original door was smaller than contemporary doors, and that door is no longer extant, a new door meeting contemporary standards

may be installed provided that the door frame, frame moldings and transom are modified in such a way as to match the original in appearance and design.

- b. Original doors, door frames and transoms, where intact and capable of being restored, should be retained and repaired or restored as necessary.
- c. Doors, if not original, should be replaced with a door to match the original design if documentation, historic, physical or pictorial, exists to justify the style of door to be used as a replacement of the existing door. Otherwise, a wood, six panel "Colonial" style door is recommended. In those cases where an insulated, steel security door is needed, the new door shall also be of the six panel, "Colonial" design.
- d. It is recommended that original door hardware be repaired, reconditioned and reused in the repair of an existing door, or the installation of a new door.
- e. Where door hardware is damaged beyond repair, or missing, new door hardware, including knobs, knockers, bells, hinges and house numbers should match the original design characteristics of the door and the house.
- f. Storm or screen doors to be placed at front entrances or those entrances visible from the principle right of way should be a "full view" type door. A "cross buck" design is not permitted.
- g. Original sash in the Fairview Village Historic District were six over six in the original village and often six over one in the newer sections of the Historic District. Where original sash exists, the repair and reuse of such sash is highly recommended.
- h. Where replacement is necessary or desirable for reasons of advanced deterioration or energy conservation, the new windows shall be wood with true divided lights in a design appropriate to the building and the period in which it was constructed. Please see Paragraph (r) below for window manufacturers whose products have been approved for use in the Fairview Village Historic District.

- i. Vinyl replacement windows, or vinyl clad windows with removable grills that simulate divided lights, are not permitted and should be avoided, especially in those cases where the window to be replaced is visible from a principle right of way.
- j. Storm windows are acceptable and should maintain the original window configuration. Full view storm windows, one over one, may be installed on the exterior. Such installations shall be done in such a manner as to minimize damage to existing window frames and sash. Interior storm windows are preferable to exterior storm windows.
- k. Exterior metal window security grills are not permitted.
- l. Dormer windows, where they exist, should retain the appearance of the original dormers. This includes the roof shape, window configuration, decorative moldings, and materials. The enlargement or reduction of a dormer, including removal, is not recommended.
- m. In the Fairview Historic District there are a small number of houses built after the construction of the original village that have metal clad bay windows. This is a distinctive house type found throughout other sections of the City of Camden. Bay windows, where they exist, should be retained. The original materials of the bay, pressed metal finishes in particular, should also be retained. Bays should not be enlarged or reduced in size. The degree of projection should likewise not be altered. The covering of the bay with aluminum siding, vinyl siding, asphalt sheeting, tar paper or other incompatible finish is not permitted. The construction of bay, bow or picture windows not previously existing on front or side facades visible from a principle right of way is not permitted.
- n. Wood windows are required for installation on all facades visible from a public right of way. Six over six or six over one sash are appropriate for use in the Fairview Village Historic District, depending on the



location of the property. For ease of maintenance homeowners may select wood windows with metal cladding. Vinyl windows and vinyl clad windows are not permitted on the principle facades of buildings in the Fairview Village Historic District.

- o. Windows are customarily replaced in two ways. If a window frame including the jambs, sill or other components are significantly damaged and repair is infeasible it may be necessary to replace the entire window assembly. In such instances where this is the case, owners are encouraged to remove exterior trim elements, install the new window and frame and replace the exterior trim.
- p. Do not wrap exterior window frames with aluminum or other products developed for this purpose. Historic profiles will be lost and property owners risk future damage to their window caused by dry rot, a condition common in low areas near waterways. Because the Fairview Village Historic District is located in a low area near the Newton Creek the atmosphere may cause dry rot to the unventilated wood elements of a house. Exterior wood elements, such as windows, should be painted on a regular basis and exposed to the naturally occurring movement of air.
- q. In most instances window frames are in good condition and need little more than periodic maintenance; however, the sash may need to be replaced. Many manufacturers sell sash replacement kits that allow an owner to install sash tracks or runners in their existing window frames. New removable (for cleaning) sash may then be fitted in the sash tracks or runners.
- r. Window manufacturers and products that have been approved for use in the Fairview Village Historic District are as follows:
  - 1) Anderson Windows (400 Series)
  - 2) Karadco
  - 3) Marvin Windows
  - 4) Pella Windows
  - 5) Pozzi Windows

- s. Property owners are urged to consult with the Historic Preservation Commission on the appropriate window products prior to purchasing windows for installation.
2. Cellar Windows. It is recommended that cellar windows on those facades visible from a principle right of way be provided with wrought or cast iron grills of an appropriate design when security is needed. In general, the infill of cellar windows is not permitted and may lead to the deterioration of internal structural systems. The infill of cellar windows with glass block, concrete, brick or plywood is not recommended unless a blind window is to be created.
3. Awnings for residential properties are not recommended. If awnings are desired, a removable or replaceable canvas awning with appropriate hardware is recommended. Metal awnings are not permitted.
4. Shutters were a common feature of the original section of Fairview Village and recalled earlier building and design practices in the Delaware Valley. Therefore, the installation of shutters of the appropriate size and design is desirable. Shutters should be wood, paneled shutters for the first floor and wood louvered shutters for upper stories. Shutter should be affixed to window frames in a traditional manner using the appropriate hardware so that shutters may be operable. Attaching or anchoring shutters to the facade of the building is not permitted.
5. Balconies. All balconies, where they exist, should be retained. If deterioration has occurred, restoration, repair or replacement in a similar material is recommended.
6. Roofs and Cornices. The most important item concerning roofs is the preservation of the original roof shape. A gable, or "A", roof should not be altered to a flat roof or vice versa. The original 1918-1919 section of Fairview Village was characterized by gabled roofs finished with slate or standing seam metal. The repair and preservation of original materials is highly recommended because of the distinctive quality and durability of these materials. Where preservation has been demonstrated to be impossible, replacement materials of the appropriate design and color is acceptable. In those cases where flat roofs are to be repaired or replaced, only the flashing or other materials that extend

over or above the parapet are subject to the review of the Historic Preservation Commission.

- a. Pent roofs that extend above a second story or one story porch should be retained and repaired as necessary. The architectural elements are usually finished with cast concrete tiles, or shingles. Due to the unique character of this product its preservation is highly recommended. The replacement of deteriorated or broken tiles is recommended. In those cases where extensive deterioration has occurred, a suitable replacement product that replicates the original appearance of the concrete tiles or shingles is recommended. Replacing broken tiles or complete roofs with asphalt shingles is not recommended.
  - b. Existing cornices and attached moldings should be maintained in a manner that ensures their preservation. In areas where advanced deterioration has occurred, the duplication of original heights, projections and profiles is recommended for any necessary repairs or replacement. The cornice line of existing buildings should not be interrupted by the installation of dormers that extend upward through or from the cornice line.
7. Gutters and Downspouts. Structures should have a controlled method of disposal of water. Such building accessories should be attached and painted to blend in visually with the building. Half-round gutters and corrugated downspouts are recommended.
8. Porches. The original Fairview Village porches were open. However, there is a distinct type or method of enclosing porches practiced during the early conversion of these spaces that has achieved significance in its own right and should be preserved. Nevertheless, the preservation and repair of open porches is recommended. Materials used in the repair or restoration of open porches should match the original in texture and design, particularly the columns and moldings.
- a. Porch roofs in Fairview Village are of two distinct types. The longer rectangular porch, approximately 7 feet by 18 feet, was constructed with a flat roof. This

feature should be retained and any repairs should match the original materials in texture and design. These roofs were finished with metal and should be repaired or replaced in-kind. Suitable replacement materials are acceptable, such as hot, built up asphalt systems.

- b. The smaller roof types found on open porches in the original Fairview Village were either gabled, or “A”, roofs or half round in shape. It is recommended that repairs to porch roofs respect the original roof shapes and finishes.
- c. Original porch columns in Fairview Village according to the particular building type in both the original and newer sections of the village shall be preserved whenever possible. Most of the original Fairview columns were round and varied in length and diameter according to the dimensions of the particular building on which they were found. There are also some columns constructed of brick that are generally longer and wider than other original columns. It is recommended that original fabric be repaired and restored wherever possible. In cases where replacement is made necessary by advanced deterioration, new columns should reflect the original design in length, dimension and overall appearance. Round columns should not be replaced with square columns.
- d. In all cases where restoration is desirable the property owner shall rely on photographic documentation to support the accurate restoration or reconstruction of a Fairview Village porch. Extensive photographic documentation is available at the Fairview Historic Society or the Camden County Historical Society.
- e. While maintaining the original appearance of a property is historically important, there is nevertheless a tradition of enclosing porches in Fairview Village in order to increase interior living space. Enclosures were done on both the longer 7 foot by 18 foot porches and the smaller square porches as well. Enclosing porches was done in a particular manner

that should serve as a guide in future enclosures. On the basic frame of the enclosure raised panels were installed at the base of the porch. Above these panels were a series of vertical wood windows corresponding to the placement of the panels below. A transom corresponding to the panel and window placement may have been installed above the windows. Appropriate moldings were installed to finish the porch. It is recommended that future enclosures follow this earlier design and construction approach.

- f. Balustrades often appeared at the top of those porches with flat roofs. These balustrades were done in a style that borrowed from Chinese architectural motifs called “chinoiserie.” This styling is unique to the original Fairview Village and contributes to the character of the District and should be preserved. It is also recommended that restorations and new construction include this important architectural detail. Photographic documentation is a vital element of the restoration planning process.
  - g. The original materials of the porch steps should be retained. The original alignment of the steps should also be retained. In the newer areas of the Village, a “Bullnose” edge has been formed on the concrete steps. This simple detail should be preserved or installed when repairs or new construction is necessary.
  - h. The original Fairview porches did not have railings. Where railings have been made necessary for reasons of health and safety, the use of appropriate materials is recommended. Wood or wrought iron railings in an appropriate design is recommended.
  - i. Porch and door lights should be of a design and placed in locations that do not detract from the historic character of the Village. Neon, blinking or flashing lights are not permitted.
9. Chimneys and Vents. It is recommended that vents be located, where feasible, atop buildings and not on building facades visible from a principle right of way. It is recommended that chimneys important to the design

features of a building be restored. When replacement is necessary, the new chimney shall match the original in placement, materials and design. For new construction, the proper placement of chimneys constructed of or faced with brick is recommended. Modern metal or other contemporary materials are not permitted.

10. Mechanical Equipment and Utilities. Telephone wires, electric wires, television aerials, lead wires and cable television wires, satellite dishes, electric meters or oil fill pipes are not recommended on facades visible from a principle right of way. In circumstances where this cannot be avoided, every effort should be made to obscure these elements. In general, all service cables should be run at the rear of a property.
  - a. It is recommended that air conditioners be placed in windows as unobtrusively as possible, and that they be placed in rear windows whenever possible. Walls should not be modified or openings created to accept air conditioning equipment.
  - b. Fire escapes should be placed as unobtrusively as possible and painted in a color to blend with the surfaces against which they are mounted.
  
11. Storefronts. Fairview Village was designed in such a way as to include a central square around which stores and other commercial buildings are located. This area was intended to be the District's "downtown." The storefronts found on the buildings vary according to the period during which they were constructed. As such, they should be recognized as products of their own time. Attempts to create an earlier, or "Colonial" appearance, should be avoided. This includes installing pent eaves and multi-paned store windows where they did not previously exist. Original window and entry configuration should be retained. Original bulkheads should also be preserved. The infill of original storefront windows with concrete, stucco or wood siding is not recommended. Where infill has occurred, restoration to the original appearance is highly recommended.
  - a. Signs. Storefronts are generally designed with a logical and obvious location for a sign. This logic should be respected in the placement of signs.

- E. Fencing. The original Fairview Village did not have fences. Concrete posts were installed on the property lines with chain running from post to post. Hedges were a later addition to the streetscape but because of the longevity of this practice it has achieved its own significance and should therefore be preserved and maintained whenever possible through cultivation, proper trimming or the replacement of damaged areas of shrubbery.
1. In cases where new fencing is to be erected, wood picket fences, no more than 48" in height and 50% open, are recommended. Cast or wrought iron fences or fencing that simulates the appearance of cast or wrought iron fences, whether new or of salvaged materials, are also acceptable. Chain link fences are not permitted for those areas visible from a principle right of way.
  2. A map of the Yorkship Village (Fairview) Historic District showing the original village and later additions is included in this handbook.
- F. Parking. It is the policy of the City of Camden Historic Preservation Commission to encourage land uses that contribute to the historic character of the Fairview Village Historic District. Although the parking of motor vehicles was not viewed as a major need by those working on the design and layout of the original village, changing lifestyles have dramatically increased the role of the automobile in contemporary society. Moreover, with more family members working, as opposed to the single wage earner family of previous generations, the number of cars any one family may own and operate has increased accordingly. For this reason, the Historic Preservation Commission has found it necessary to confront the problem of parking in the Fairview Village Historic District. Of particular need is a sound policy of regulating off-street parking that compliments the Fairview Village Historic District Standards and Guidelines. Toward this end, the following conditions shall be used to evaluate the impact of a proposed parking area or driveway in the Fairview Village Historic District.
1. Parking areas shall be located to the rear of the property if possible.
  2. Parking in front yards is not permitted except on driveways and parking areas constructed in accordance with applicable City ordinances and the regulations below, and not less than three feet from the inside sidewalk line.

3. Parking is permitted to the side of the main structure in those instances where parking to the rear of the property is not feasible, subject to the following conditions:
  - a. the parking area does not encroach upon the line of the face of the main structure;
  - b. the parking area does not encroach upon the line of the nearest side of the main structure;
  - c. the parking area is at least three feet from the nearest property line;
  - d. the parking pad is at least ten feet in width and twenty feet in length from the property side of the sidewalk;
  - e. the entire parking pad is concrete, exposed aggregate finish, and 4500 p.s.i.;
  - f. the parking pad shall be graded to ensure proper drainage;
  - g. the curb cut is twelve feet wide from the right-of-way to the street side of the sidewalk, and constructed with reinforced (rebar) concrete, 4500 p.s.i., six inches thick;
  - h. the driveway opening is not within twenty feet of an intersection;
  - i. the driveway opening is at least twenty feet from the nearest driveway;
  - j. the driveway opening is not within twenty feet of a fire hydrant;
  - k. property frontage on the main street is at least thirty feet.
4. Driveways are not permitted at row houses in the middle of a row of three houses or more.
5. For one-family and two-family dwellings one parking space per dwelling unit is permitted.



6. The cutting of historic trees (fifty years old or older) shall be discouraged.
7. The removal of trees and shrubs that contribute to the character and ambiance of the Fairview Village Historic District shall be discouraged.
8. No carports shall be erected in the Fairview Village Historic District.
9. Driveways shall not impair natural vistas integral to the original layout, or physical plan of the village.
10. All Historic Preservation Commission Certificate of Appropriateness applications for driveways must be accompanied by a site plan showing the proposed location of the driveway on the property and sealed construction documents.

## **ARTICLE XXXVI -- VALIDITY OF ORDINANCE**

If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this Ordinance.

# APPENDICES

# APPENDIX I

## *Invasive Nonindigenous Plant Species*

The following trees, shrubs, vines and herbaceous plants as well as their cultivars are known or believed to be invasive to natural ecosystems in New Jersey. With the exception of common reed (*Phragmites australis*), which is cosmopolitan but may include nonindigenous lineages known to aggressively invade and dominate diverse wetland habitats, all species listed are nonindigenous. While many of these species may be available at commercial nurseries for landscaping, because of their invasive nature, they are not suitable for landscaping, replanting of facilities, or ecological restorations. For each species the common name and scientific name are provided. Scientific names should be consulted for accuracy in identifying species. Note that several species may be included under a single common name. The list will be periodically updated based on new information.

### *Trees*

Black locust	( <i>Robinia pseudoacacia</i> )
Callery Pear	( <i>Pyrus calleryana</i> )
Catalpa	( <i>Catalpa bignonioides</i> )
Chinese	( <i>Ulmus parvifolia</i> )
Crack willow	( <i>Salix fragilis</i> )
Devil's walking stick	( <i>Aralia spinosa</i> )
Empress tree	( <i>Paulownia tomentosa</i> )
Japanese cork tree	( <i>Phellodendron japonicum</i> )
Mimosa	( <i>Albizia julibrissin</i> )
Norway maple	( <i>Acer platanoides</i> )
Paper-mulberry	( <i>Broussonetia papyrifera</i> )
Scotch pine	( <i>Pinus sylvestris</i> )
Siberian elm	( <i>Ulmus pumila</i> )
Sweet cherry	( <i>Prunus avium</i> )
Tree of heaven	( <i>Ailanthus altissima</i> )
Umbrella tree	( <i>Magnolia tripetala</i> )
White mulberry	( <i>Morus alba</i> )
White poplar	( <i>Populus alba</i> )
White willow	( <i>Salix alba</i> )
Yellow buckeye	( <i>Aesculus flava</i> )

### *Shrubs*

Amur honeysuckle	( <i>Lonicera maackii</i> )
Autumn olive	( <i>Elaeagnus umbrellata</i> )
Black alder	( <i>Alnus glutinosa</i> )
Bramble	( <i>Rubus discolor</i> )
Bush honeysuckles	( <i>Lonicera morrowii</i> )
Butterfly-bush	( <i>Buddleja davidii</i> )
Clammy locust	( <i>Robibia viscosa</i> )
Common buckthorn	( <i>Rhamnum cathartica</i> )
Coral-berry	( <i>Symphoricarpos orbiculatus</i> )

Dog rose	( <i>Rosa canina</i> )
European barberry	( <i>Berberis vulgaris</i> )
European spindle-tree	( <i>Euonymus europaeus</i> )
False indigo-bush	( <i>Amorpha fruticosa</i> )
Fragrant sumac	( <i>Rhus aromatica</i> )
Garden red currant	( <i>Ribes sativum</i> )
Japanese barberry	( <i>Berberis thunbergii</i> )
Japanese holly	( <i>Ilex crenata</i> )
Jethead	( <i>Rhodotypos scandens</i> )
Linden arrow-wood	( <i>Viburnum dilatatum</i> )
Morrow's bush honeysuckle	( <i>Lonicera morrowii</i> )
Multiflora rose	( <i>Rosa multiflora</i> )
Oriental redtip	( <i>Photinia villosa</i> )
Privet	( <i>Ligustrum obtusifolium</i> )
Rose acacia	( <i>Robinia hispida</i> )
Rugosa rose	( <i>Rosa rugosa</i> )
Russian olive	( <i>Elaeagnus angustifolia</i> )
Scotch broom	( <i>Cytisus scoparius</i> )
Shrub lespedeza	( <i>Lespedeza thunbergii</i> )
Siebold viburnum	( <i>Viburnum sieboldii</i> )
Smooth buckthorn	( <i>Rhamnus frangula</i> )
Snowberry	( <i>Symphoricarpos albus</i> var. <i>laevigatus</i> )
Sweetbrier	( <i>Rosa micrantha</i> )
Tartarian honeysuckle	( <i>Lonicera tatarica</i> )
Winged burning bush	( <i>Euonymus alatus</i> )
Winter creeper	( <i>Euonymus fortunei</i> )

### *Vines*

Akebia	( <i>Akebia quinata</i> )
Black swallow-wort	( <i>Cynanchum louiseae</i> )
English ivy	( <i>Hedera helix</i> )
Japanese honeysuckle	( <i>Lonicera japonica</i> var. <i>chinensis</i> )
Kudzu	( <i>Pueraria lobata</i> )
Mile-a-minute	( <i>Polygonum perfoliatum</i> )
Matrimony vine	( <i>Lycium barbarum</i> )
Oriental bittersweet	( <i>Celastrus orbiculatus</i> )
Periwinkle	( <i>Vinca minor</i> )
Porcelain-berry	( <i>Ampelopsis brevipedunculata</i> )
Wisteria	( <i>Wisteria floribunda</i> )
Yam-leaved clematis	( <i>Clematis terniflora</i> )

### *Herbs*

Bedstraw	( <i>Galium mollugo</i> )
Bitter-cress	( <i>Cardamine impatiens</i> )
Black-eyed Susan	( <i>Rudbeckia hirta</i> var. <i>pulcherrima</i> )
Bull thistle	( <i>Cirsium vulgare</i> )
Bush clover	( <i>Lespedeza cuneata</i> )
Butter and eggs	( <i>Linaria vulgaris</i> )

Canada thistle	( <i>Cirsium arvense</i> )
Chickweed	( <i>Cerastium biebersteinii</i> )
Chicory	( <i>Cichorium intybus</i> )
Coltsfoot	( <i>Tussilago farfara</i> )
Cottonweed	( <i>Froelichia gracilis</i> )
Creeping primrose-willow	( <i>Ludwigia peploides</i> var. <i>glabrescens</i> )
Crown-vetch	( <i>Coronilla varia</i> )
Curly dock	( <i>Rumex crispus</i> )
Cypress spurge	( <i>Euphorbia cyparissias</i> )
Dame' rocket	( <i>Hesperis matronalis</i> )
Dusty miller	( <i>Artemisia stelleriana</i> )
Eurasian water-milfoil	( <i>Myriophyllum spicatum</i> )
Field garlic	( <i>Allium vineale</i> )
Garlic mustard	( <i>Alliaria petiolata</i> )
Giant knotweed	( <i>Polygonum sacalinense</i> )
Goosefoot	( <i>Chenopodium ambrosioides</i> )
Goutweed	( <i>Aegopodium podagraria</i> )
Ground-ivy	( <i>Glechoma hederaceae</i> )
Hawkweed	( <i>Hieracium caespitosum</i> )
Indian strawberry	( <i>Duchesnea indica</i> )
Japanese hops	( <i>Humulus japonicus</i> )
Japanese knotweed	( <i>Polygonum cuspidatum</i> )
Leafy spurge	( <i>Euphorbia escula</i> )
Lesser celandine	( <i>Ranunculus ficaria</i> )
Lobelia	( <i>Lobelia chinensis</i> )
Moneywort	( <i>Lysimachia nummularia</i> )
Mullein	( <i>Verbascum blattaria</i> )
Mugwort	( <i>Artemisia vulgaris</i> )
Orange daylily	( <i>Hemerocallis fulva</i> )
Ox-eye daisy	( <i>Leucantemum vulgare</i> )
Bearded beggarticks	( <i>Bidens aristosa</i> )
Pondweed	( <i>Potamogeton crispus</i> )
Prince's feather	( <i>Polygonum orientale</i> )
Purple loosestrife	( <i>Lythrum salicaria</i> )
Queen Ann's-lace	( <i>Daucus carota</i> )
Ragged-robin	( <i>Lychnis flos-cuculi</i> )
Skeleton-weed	( <i>Chondrilla juncea</i> )
Speedwell	( <i>Veronica beccabunga</i> )
Spotted knapweed	( <i>Centaurea maculosa</i> )
Sweet clover	( <i>Melilotus officinalis</i> )
Teasel	( <i>Dipsacus fullonum</i> )
Thistle	( <i>Carduus acanthoides</i> )
Water-chestnut	( <i>Trapa natans</i> )
Water-starwort	( <i>Callitriche stagnalis</i> )
Water-thyme	( <i>Hydrilla verticillata</i> )
White mullein	( <i>Verbascum lychnitis</i> )
Wild chervil	( <i>Anthriscus sylvestris</i> )
Winter-cress	( <i>Barbarea verna</i> )

*Graminoid*

African weeping love grass	( <i>Eragrostis curvula</i> )
Brome	( <i>Bromus japonicus</i> )
Cane	( <i>Arundinaria gigantea</i> )
Canary grass	( <i>Phalaris canariensis</i> )
Chinese silver grass	( <i>Miscanthus sinensis</i> )
Common reed	( <i>Phragmites australis</i> )
Japanese sedge	( <i>Carex kobomugi</i> )
Japanese stiltgrass	( <i>Microstegium vimineum</i> )
Meadow fescue	( <i>Festuca pratensis</i> )
Small carp grass	( <i>Arthraxon hispidus</i> )
Sweet vernal grass	( <i>Anthoxanthum odoratum</i> )
Umbrella-sedge	( <i>Cyperus amuricus</i> )

## APPENDIX II

### Native Plants of New Jersey

#### **Native Perennials**

**Blue hear-leaved aster** .....(Aster cordifolius)

• violet with yellow centers • 2-3' • August - October •  
Charming small aster that provides starry flowers for butterflies.

**Boneset** .....(Eupatorium perfoliatum)

• white • 4' • August - September •  
Unimposing plant that is a top favorite with butterflies.

**Wild bergamont** .....(Monarda fistulosa)

• pale violet flowers • 36" • July •  
A spreading favorite nectar plant for many summer butterflies.

**Broadleaf mountain mint** ..... (Pycnanthemum muticum)

• white to violet • 3-4' • July - August •  
A top butterfly nectar plant with tiny flowers surrounded by lovely silvery bracts.

**Hoary vervain** ..... (Verbena stricta)

• violet • 2-3' • July - August •  
Uprights spikes of lovely purple flowers top undemanding plants; butterfly favorite.

**New England aster** ..... (Aster novae-angliae)

• deep violet • 36" • late August - October •  
New Jersey native; butterfly favorite; thrives in moist soil but tolerates drier conditions.

**New York aster** ..... (Aster novae-belgii)

• light purple • 36" • late August - September •  
Lovely bushy, slow spreading New Jersey native; favorite of butterflies.

**Showy aster** .....(Aster spectabilis)

• blue with yellow central disk • 18" • September - October •  
New Jersey native, especially in the south; thrives in dry conditions.

**Black cohosh** ..... (Cimicifuga racemosa)

• white • 54" • July - August •  
Woodland plant with graceful candle-like flowers.

**Blazing star 'Rosea'** ..... (Liatris spicata 'Rosea')

• rosy-purple • 28-30" • July - September •  
Spiked flowers; nectar for butterflies; seeds goldfinches.

**Cardinal flower** .....(Lobelia cardinalis)

• scarlet red • 32" • July - September •  
Commanding spike of deep red; humming bird dessert; plant near birdbath for moisture.

**Columbine** .....(Aquilegia Canadensis)

• red spurs, yellow sepals • 18" • April - June •



Early season nectar for hummingbirds; charming woodland plant that gently reseeds.

**Coneflower** .....(**Enchinacea purpurea**)

• purple-pink with orange/brown center • 36" • July - August •

Flowers attract a variety of butterflies; seeds a favorite of goldfinches.

**Culver's root** .....(**Veronicastrum virginicum**)

• white • 48" • August - September •

Curved spikes of flowers for butterflies; charming but under-used garden plant.

**Dutchman's breeches** ..... (**Dicentra cucullaria**)

• white • 10" • April - May • 4" pot •

Spring ephemeral with pantaloons-like flowers; early season food for hummingbirds.

**Stiff goldenrod** ..... (**Solidago rigida**)

• yellow • 2-5' • August - October •

Nectar for monarchs and other butterflies; flowers form a flattened panicle on upright stems; does well in moist to dry soil; in the wild it prefers a bit of lime in its soil.

**Great merrybells** ..... (**Uvularia grandiflora**)

• yellow • 18-24" • April - May •

Lovely plant for the woodland shade garden; thrives if given a bit of lime.

**Green and gold "Allen Bush"** ..... (**Chrysogonum virginianum 'Allen Bush'**)

• yellow • 18-24" • April - May •

Lovely groundcover for many soil types; flowers may continue into summer.

**Joe pye weed** ..... (**Eupatorium maculatum**)

• rose pink • 5-6' • July - September •

Dramatic nectar plant; prefers damp soil but thrives in drier areas once established.

**New York ironweed** ..... (**Vernonia noveboracensis**)

• purple • 5-8' • August - October •

Nectar plant for many butterflies; thrives in both damp dry soils.

**Great blue lobelia** ..... (**Lobelia siphilitica**)

• blue • 30" • July - September •

Spikes of blue flowers attract hummingbirds and large butterflies; prefers moist soil.

**Butterfly weed (milkweed)** ..... (**Asclepias tuberosa**)

• bright orange • 24" • July - August •

A top butterfly plant for drier soil; host for Monarch caterpillars; brilliant flowers.

**Swamp milkweed** .....(**Asclepias incarnate**)

• pink • 40" • July - August •

A leading nectar plant for butterflies; host for Monarch caterpillars; lovely flowers; prefers moist soil in the wild but is easily established in average garden conditions.

**Woodland phlox "London Grove"** .....(**Phlox divaricata 'London Grove'**)

• violet-blue • 10-12" • April - May •

Cultivar of endangered plant of New Jersey's deciduous woods; delightful early spring blooms.

**Rose mallow ‘Southern Belle’** ..... (**Hibiscus moscheutos ‘Southern Belle’**)  
• mixed colors (red, white or pink) • 3’ • July •  
Large flowered cultivar of plant native to mulch of New Jersey; prefers rich, evenly moist soil.

**Wild stonecrop**..... (**Sedum ternatum**)  
• white • 4-8” • May •  
Adaptable, creeping nectar plant favored by the small spring butterflies.

**Virginia spiderwort**..... (**Tradescantia virginiana**)  
• mixed (predominantly blues, purples, lavenders) • 26-30” • June - September •  
Strap-like leaves and flowers that last for a single day; thrives in any soil type.

**Great white trillium**..... (**Trillium grandiflorum**)  
• white • 10-12” • April •  
Tall, showy woodlander; relatively easy to grow in rich, woody soil.

**White turtlehead** ..... (**Chelone glabra**)  
• white • 32” • August - September •  
Spreading favorite of butterflies and other insects; excellent companion plant for Cardinal Flower.

**Bleeding heart**.....(**Dicentra eximia**)  
• pink • 12” • May - July •  
Northern native with fern-like foliage; long bloom period; food for hummingbirds.

**Tall tickseed coreopsis**..... (**Coreopsis tripteris**)  
• yellow • 5’ • July - September •  
Clouds of butterflies from midsummer on; grows happily in the meadow or at the back of the border.

**Foam flower** .....(**Tiarella wherryi**)  
• white • 8-10” • May - June •  
Frothy wands of flowers; clumping form with heart-shaped leaves; endangered in New Jersey.

**Wild geranium** ..... (**Geranium maculatum**)  
• violet rose • 15-24” • May - June •  
Perennial nodding flowers for the edge of the woodland garden; nectar for early butterflies.

**Wild ginger** ..... (**Asarum canadensis**)  
• mahogany • 3” • April •  
Unassuming ground cover for the woodland garden; exotically shaped flowers.

### **Native Grasses**

**Indian grass** ..... (**Sorghastrum nutans**)  
• golden seed heads • 5-6’ • August •  
Beautiful native meadow grass with strong, upright growth habit.

**Switchgrass ‘Heavy Metal’** ..... (***Panicum virgatum*** ‘Heavy Metal’)  
• metallic blue blades • 3-4’ • August •  
Short cultivar of native meadow grass selected for sturdy, erect growth habit.

### ***Native Ferns***

**Christmas fern** ..... (***Polystichum acrostichoides***)  
• 24-26” •  
Evergreen, once-divided, leathery deep-green fronds; easy and essential.

**Cinnamon fern** ..... (***Osmunda cinnamomea***)  
• 30” •  
Cinnamon-colored fertile fronds emerge before green sterile ones; stately, handsome plant provides vertical accent and nesting material for hummingbirds.

**Eastern hay scented fern** ..... (***Dennstaedtia punctilobula***)  
• 18-20” •  
Light green, lacy fronds that release the sweet scent of fresh hay when crushed.

**Leatherwood fern** ..... (***Dryopteris marginalis***)  
• 24-30” •  
Evergreen, shiny fronds; strong, upright, and vigorous; makes a pool of green in the shade; endures considerable dry spells.

**Maidenhair fern** ..... (***Adiantum pedatum***)  
• 18-24” •  
Delicate rounded fronds that spread slowly through the shade garden.

**Ostrich fern** ..... (***Matteuccia struthiopteris***)  
• 48” •  
Imposing plume-like fronds create either a handsome focal point or stunning backdrop for other shade lovers; waits 2-3 years and then spreads; fiddle-heads may be eaten.

**Woodfern** ..... (***Dryopteris***)  
• 18-24” •  
Evergreen, erect, outward curving fronds; easy naturalizer.

### ***Native Shrubs and Trees***

**Lowbush blueberry** ..... (***Vaccinium angustifolium***)  
• white flowers; blue fruit • 18-24” • May - June •  
Something for everyone: nectar for early spring butterflies and hummingbirds, habitat for caterpillars, fruit for birds, and wonderful fall color; prefers dry soil.

**Buttonbush** ..... (***Cephalanthus occidentalis***)  
• creamy white • 6-12’ • July - August •  
Butterfly favorite; lovely round “button” flowers shine against glossy deep green leaves; thrives in wet soil and even in standing water.

**Black chokeberry** ..... (***Aronia melanocarpa***)  
• black fruit • 3-8’ • May •

Spring flowers, lovely fall color, fruit for winter birds; adaptable plant for dry to moist conditions.

**Red maple .....(Acer rubrum)**

• red • 40-70' • March - April •

Flowers provide crucial food for early spring butterflies; brilliant red leaves in fall; adaptable tree that tolerates a wide range of soil types and moisture levels.

**Gray dogwood .....(Cornus racemosa)**

• white flowers • 3-8' • May - June •

Fruit is a favorite snack for birds; naturally occurs in damp to wet soil but is more drought tolerant than many other dogwoods; best for naturalizing.

**Shadblow.....(Amelanchier canadensis)**

• white flowers; blue fruit • 10' • April •

Early spring flowers for insects followed by edible fruit for us if the birds don't get it first; adaptable plant that tolerates dry garden soil once established.

**Spicebush ..... (Lindhera benzoin)**

• soft yellow • 8-12' • April •

Essential, understated understory shrub for much of the woodlands of northern New Jersey; nectar for early insects and forage for birds; blue-green leaves, turn yellow in autumn.

**Sweet pepperbush (summersweet) ..... (Clethera alnifolia)**

• ivory • 4-9' • July - August •

Butterfly favorite; the native alternative to the invasive Butterfly Bush; blooms in midsummer; sweet scent perfumes the garden; non-cultivar rarely found in the trade.

**Fragrant sumac.....(Rhus aromatica)**

• yellow • 3-6' • May •

Spring flowering, colonial plant ideal for stabilizing banks; thrives in poor quality soil and hot sun; red to burgundy fall foliage.

**Blackhaw viburnum .....(Viburnum prunifolium)**

• clusters of white flowers, blue-black fruit • 6-15' • May - June •

Understated small tree providing shelter for caterpillars, late summer fruit loved by the birds and deep red leaves in the autumn landscape.

**Cranberry bush viburnum .....(Viburnum trilobum)**

• clusters of white flowers, bright red fruit • 6-15' • May - June •

The American Cranberrybush; flowers in spring, with autumn berries much appreciated by birds; red foliage in fall; flowering and fruiting best with some sun.

**Winterberry holly .....(Ilex verticillata)**

• greenish flowers, red berries • 6-10' • May - June •

Fruit for winter birds; non-cultivar rarely found in the trade; prefers moist to damp soil; only female holly produce fruit; our plants are not identified by sex so we can not guarantee that you will receive a female plant; for best chances of having fruit, order at least two plants.

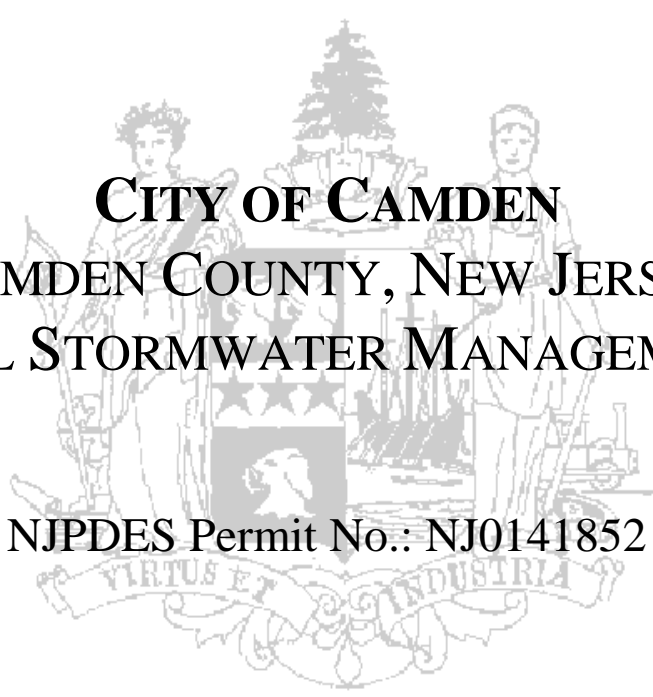
**Native Vine**

**Coral honeysuckle .....(Lonicera sempervirens)**

• red-orange • 8-10' • June-August •

Trumpet-shaped blossoms; a hummingbird favorite throughout its long bloom period.

# APPENDIX III



**CITY OF CAMDEN**  
**CAMDEN COUNTY, NEW JERSEY**  
**MUNICIPAL STORMWATER MANAGEMENT PLAN**

NJPDES Permit No.: NJ0141852

November 2010

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## **Introduction**

This Municipal Stormwater Management Plan (MSWMP) documents the strategy for the City of Camden (“the City”) to address stormwater related impacts. The creation of this plan is required by N.J.A.C. 7:14A-25 Municipal Stormwater Regulations. This plan contains all of the required elements described in N.J.A.C. 7:8 Stormwater Management Rules. The plan addresses groundwater recharge, storm water quantity, and storm water quality impacts by incorporating stormwater design and performance standards for new major development, defined as projects that disturb one or more acre of land or increase impervious surface by one-quarter (1/4) acre or more. These standards are intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and the loss of groundwater recharge that provides base flow in receiving water bodies. The plan describes long-term operation and maintenance measures for existing and future stormwater facilities.

Based on available information the City has a combined total of less than one (1) square mile of vacant or agricultural lands. Therefore a “build-out” analysis is not required.

## **Goals**

The goals of this MSWMP are to:

- Reduce flood damage, including damage to life and property;
- Minimize, to the extent practical, any increase in stormwater runoff from any new development;
- Reduce soil erosion from any development or construction project.
- Assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures;
- Maintain groundwater recharge;
- Prevent, to the greatest extent feasible, an increase in nonpoint pollution;
- Maintain the integrity of stream channels for their biological functions, as well as for drainage.
- Minimize pollutants in storm water runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water; and
- Protect public safety through the proper design and operation of storm water basins.

To achieve these goals, this plan outlines specific stormwater design and performance standards for new development. Additionally, the plan proposes stormwater management controls to address impacts from existing development. Preventative and corrective maintenance strategies are included in the plan to ensure long-term effectiveness of stormwater facilities. The plan also outlines safety standards for stormwater infrastructure to be implemented to protect public safety.



## **Stormwater Discussion**

Land developments can dramatically alter the hydrologic cycle (see Figure 1) of a site and, ultimately, an entire watershed. Prior to development, native vegetation can either directly intercept precipitation or draw that portion that has infiltrated into the ground and return it to the atmosphere through evapotranspiration. Development can remove this beneficial vegetation and replace it with lawn or impervious cover, reducing the site's evapotranspiration and infiltration rates. Clearing and grading a site can remove depressions that store rainfall. Construction activities may also compact the soil and diminish its infiltration ability, resulting in increased volumes and rates of stormwater runoff from the site. Impervious areas that are connected to each other through gutters, channels, and storm sewers can transport runoff more quickly than natural areas. This shortening of the transport or travel time quickens the rainfall-runoff response of the drainage area, causing flow in downstream waterways to peak faster and higher than natural conditions. These increases can create new and aggravate existing downstream flooding and erosion problems and increase the quantity of sediment in the channel. Filtration of runoff and removal of pollutants by surface and channel vegetation is eliminated by storm sewers that discharge runoff directly into a stream. Increases in impervious area can also decrease opportunities for infiltration which, in turn, reduces stream base flow and groundwater recharge. Reduced base flows and increased peak flows produce greater fluctuations between normal and storm flow rates, which can increase channel erosion. Reduced base flows can also negatively impact the hydrology of adjacent wetlands and the health of biological communities that depend on base flows. Finally, erosion and sedimentation can destroy habitat from which some species cannot adapt.

In addition to increases in runoff peaks, volumes, and loss of groundwater recharge, land development often results in the accumulation of pollutants on the land surface that runoff can mobilize and transport to streams. New impervious surfaces and cleared areas created by development can accumulate a variety of pollutants from the atmosphere, fertilizers, animal waste, and leakage and wear from vehicles. Pollutants can include metals, suspended solids, hydrocarbons, pathogens, and nutrients.

In addition to increased pollutant loading, land development can adversely affect water quality and stream biota in more subtle ways. For example, stormwater falling on impervious surfaces or stored in detention or retention basins can become heated and raise the temperature of the downstream waterway, adversely affecting cold water fish species such as trout. Development can remove trees along stream banks that normally provide shading, stabilization, and leaf litter that falls into streams and becomes food for the aquatic community.

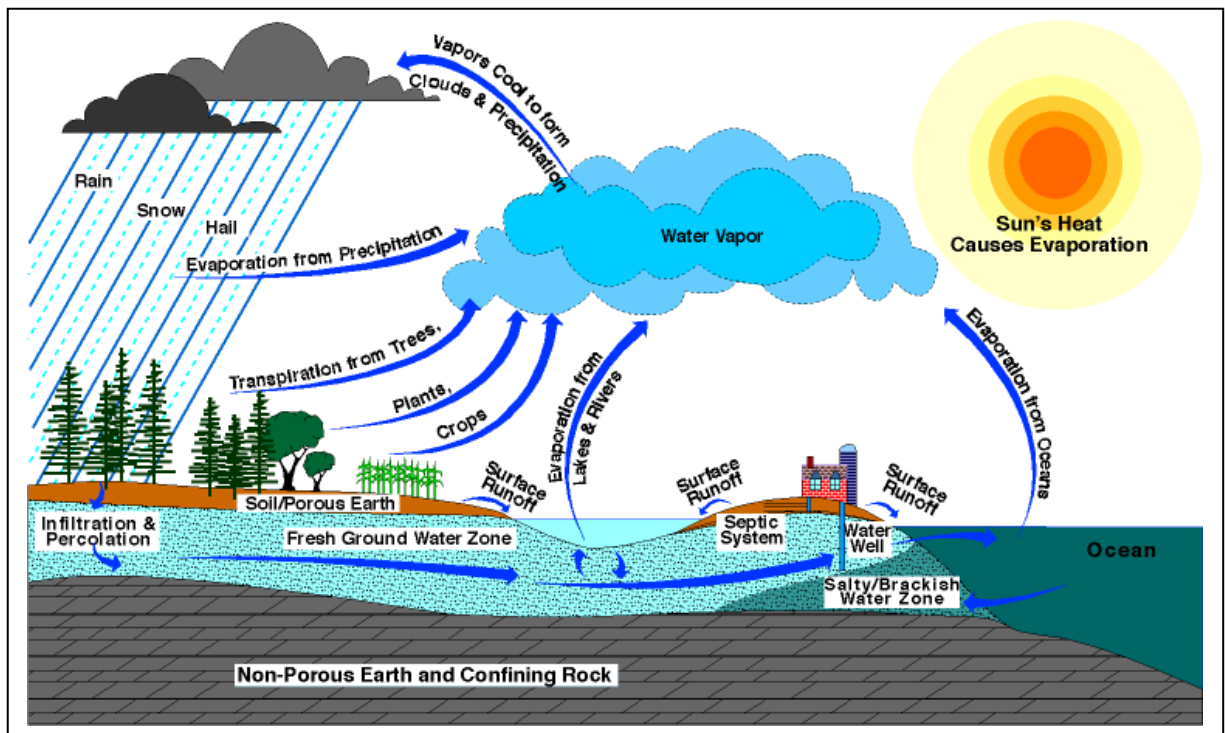


Figure 1 - Hydrologic Cycle

## Background

The City of Camden is located on the banks of the Delaware and Cooper Rivers in southern New Jersey. It is situated just across the Delaware River from Philadelphia, Pennsylvania. Camden borders Collingswood, Gloucester City, Haddon City, Pennsauken, and Woodlynne.

According to the United States Census Bureau, the city has a total area of 10.4 square miles (27 km<sup>2</sup>); 8.8 square miles (23 km<sup>2</sup>) of it is land and 1.6 square miles (4.1 km<sup>2</sup>) of it is water. The total area is 15.03% water.

As of the U.S. 2000 Census, the city had a total population of 79,904 which is a -9.3 % population growth rate since 1990. The population density is approximately 9,057.0 people per square mile (3,497.9/km<sup>2</sup>).

The City wastewater collection is a combined sewer system (i.e., sanitary and stormwater flow in the same pipe), with eight pump stations. According to available records there is approximately 150 miles of combined sewers of which approximately ninety-three percent (93%) was installed prior to 1930. There also is approximately 25 mile of sanitary sewers and 5 miles of storm sewers.

The water system for the City of Camden serves an estimated population of 54,000 (City area west of Cooper River). The remaining population not serviced by the City water system, receives water from New Jersey American Water Company, a privately owned regional water utility.

Manufacturing and related land uses account for one third of Camden's nine square miles, and brownfields constitute more than half of all industrial sites in the City. Over the past half-

century, Camden has followed the trend of many major industrial cities in suffering considerable disinvestment and economic decline. Abandoned industrial sites contain chemicals, transformers, and other contaminants that pose significant threats to human health. Contamination of soil and groundwater is suspected at many of these sites.

More recently, however, Camden has begun to attract significant public and private reinvestment and redevelopment. Efforts to redevelop neighborhoods and commercial corridors, rebuild infrastructure, and support the growth of the city's major institutional anchors has been increased over recent years. In addition, the Camden Waterfront has been transformed by numerous entertainment venues and attractions and the arrival of market rate housing and commercial development. , bold across the city

The foundation of Camden's economy is its institutional anchors. Camden is home to three (3) universities, a medical school, three (3) regional hospitals, as well as county, state and federal government facilities. Camden's institutional base also includes major international corporations, including Campbell Soup Company and L3 Communications and a host of local and regional service and manufacturing companies. The Port of Camden is one of the most productive ports in the world, receiving cargo from hundreds of international and domestic ships each year. The city will rely on these core entities to continue its expansion.

The City is located in Water Management Area. (WMA) 18 which includes the Cooper River, Big Timber, Mantua, Newton, Oldmans, Pennsauken, Pompeston, Raccoon, Repaupo and Woodbury Creeks, as well as Baldwin Run, Swede Run and Maple Swamp. This management area covers all of parts of Burlington, Camden and Gloucester Counties, including 68 municipalities encompassing 391 square miles. The City contains portions of the following three Hydrologic Unit Code (HUC14) areas: 02040202110050, 02040202110060, 02040202120090. A map of these HUC14 areas is included in Appendix C.

The New Jersey Department of Environmental Protection (NJDEP) has established any Ambient Biomonitoring Network (AMNET) to document the health of the state's waterways. There are over 800 AMNET sties throughout the state of New Jersey. These sites are sampled for benthic macro invertebrates by NJDEP on a five-year cycle. Streams are classified as non-impaired, moderately impaired, or severely impaired based on the AMNET data. The data is used to generate a New Jersey Impairment Score (NJIS), which is based on a number of biometrics related to benthic macro invertebrate community dynamics. There are no AMNET monitoring sites within the City.

In addition to the AMNET data, the NJDEP and other regulatory agencies collect water quality chemical data on the streams in the state. There are approximately seventy (70) Water Quality Monitoring Stations (i.e., USGS-NWIS, STORET, WQDE) in the City.

A TMDL is the amount of a pollutant that can be accepted by a water body without causing an exceedance of water quality standards or interfering with the ability to use a water body for one or more of its designated uses. The allowable load is allocated to the various sources of the pollutant, such as storm water and wastewater discharges, which require an NJPDES permit to discharge, and nonpoint source, which includes stormwater runoff from agricultural areas and residential areas along with a margin of safety. Provisions may also be made for future sources in the form of reserve capacity. An implementation plan is developed to identify how the various sources will be reduced to the designated allocations. Implementation strategies may include improved stormwater treatment plants, adoption of ordinances, reforestation of stream

corridors, retrofitting storm water systems, and other BMPs.

The New Jersey Integrated Water Quality Monitoring and Assessment Report (305(b) and 303(d) (Integrated List) is required by the federal Clean Water Act to be prepared biennially and is a valuable source of water quality information. This combined report presents the extent to which New Jersey waters are attaining water quality standards, and identifies waters that are impaired. Sublist 5 of the Integrated List constitutes the list of waters impaired or threatened by pollutants, for which one or more TMDLs are needed. Cooper River is listed as non-attaining for pesticides, heavy metals, and organic compounds. Newton Creek is listed as non-attaining for heavy metals, pesticides, coliform (*E. coli*).

In addition to water quality problems, the City has exhibited severe water quantity (flooding) problems primarily due to insufficient system capacity and/or operation. The City sewer system is primarily a combined sewer system (i.e., sanitary and storm waters are conveyed in the same pipe). Flooding can occur due to insufficient downstream sewer capacity or failure of tide gates to open during moderate/severe rainfall events due to high tide conditions (water level of receiving water is higher than tide gate effluent point).

The high imperviousness of the City has significantly decreased groundwater recharge, decreasing base flows in streams during dry weather periods. Lower base flows can have a negative impact on in stream habitat during the summer months. Maps of the groundwater recharge areas, wellhead protection areas, existing land use (2002), and existing zoning are located in Appendix C.

According to the NJDEP, “A Well Head Protection Area (WHPA) in New Jersey is a map area calculated around a Public Community Water Supply (PCWS) Well in New Jersey that delineates the horizontal extent of ground water captured by a pumping well at a specific rate over a two, five and twelve-year period of time for unconfined well. The confined wells have a fifty foot radius delineated around each well serving as the well protection area to be controlled by the water purveyor in accordance with Safe Drinking Water Regulations (see NJAC 7:10-11.7(b)1).

WHPA delineation is conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Area Protection Program (SWAP). The delineations are the first step in defining the sources of water to a public supply well. Within these areas, potential contamination will be assessed and appropriate monitoring will be undertaken as subsequent phases of the NJDEP SWAP. The Well Head Protection Areas are shown in figure 6. Most residents of the City have potable water wells.

There are approximately 175 sites (149 active, 25 pending) within the City listed in the “Known Contaminated Sites in New Jersey Report” last updated 2001. It is important that contaminants not be recharged into groundwater supplies. This report is available on-line at <http://www.state.nj.us/dep/srp/kcs>. It is important to note these sites since they may impact the selection of best management practice for stormwater runoff in the immediate vicinity of areas of contaminated soils and groundwater.

In addition to the rivers and streams that run through and along the City, there are wetlands at various locations throughout. A map depicting major wetlands in the City is located in Appendix C. They provide flood storage, non point pollutant removal and habitat for fauna and flora.

## **Design and Performance Standards**

The City will adopt the design and performance standards for stormwater management measures as presented in N.J.A.C.7:8-5 to minimize the adverse impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. The design and performance standards include the language for maintenance of stormwater management measures consistent with the stormwater management rules at N.J.A.C. 7:8-5-8 Maintenance Requirements, and language for safety standards consistent with N.J.A.C. 7:8-6 Safety Standards for Stormwater Management Basins. Maintenance agreements for stormwater management measures will include an enforcement clause stating that if the responsible party does not perform required maintenance, then the City may perform such maintenance and bill the responsible party. In addition, the City will require all responsible parties to submit an annual statement (via certified mail) every April documenting the operation and maintenance of their facilities. The ordinances and this Stormwater Management Plan will be submitted to the Camden County for review and approval within 12 months of the adoption of this Stormwater Management Plan.

During construction, City inspectors will observe the construction of the project to ensure that the stormwater management measures are constructed and function as designed.

## **Plan Consistency**

The City is not within a Regional Stormwater Management Planning Area and no TMDLs have been developed for waters within the City; therefore this plan does not need to be consistent with any regional stormwater management plans (RSWMPs) or any TMDLs at this time. If any RSWMPs or TMDLs are developed in the future, this Municipal Stormwater Management Plan will be updated to be consistent.

The Municipal Stormwater Management Plan is consistent with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21. The municipality will utilize the most current update of the RSIS in the stormwater management review of residential areas. This Municipal Stormwater Management Plan will be updated to be consistent with any update to the RSIS.

The City Stormwater Management Ordinance requires all new development and redevelopment plans to comply with New Jersey' Soil Erosion and Sediment Control Standards. During construction, City inspectors will observe on-site soil erosion and sediment control measures and report any inconsistencies in the local Soil Conservation District.

## **Nonstructural Stormwater Management Strategies**

The City has developed its Stormwater Management Ordinance to incorporate nonstructural stormwater management strategies. Once the ordinance texts are completed, they will be submitted to the county review agency for review and approval. A copy will be sent to the Department of Environmental Protection at the time of submission.

## **Land Use/Build-Out Analysis**

Based on available information the City has a combined total of less than one (1) square mile of vacant or agricultural lands. Therefore a Land Use/Build-Out Analysis is not required.

## **Mitigation Plans**

New Jersey's stormwater management regulations allow a municipality to grant a variance or exemption from the stormwater management measure design and performance standards if the municipality has a Mitigation Plan. The purpose of the Mitigation Plan is to enable approval of an otherwise acceptable development that cannot achieve the stormwater management design and performance standards. By allowing the developer to provide equivalent stormwater mitigation in the same drainage area for the same standard (i.e. groundwater recharge, water quality or water quantity) a variance can be granted.

## **Mitigation Project Criteria**

1. The mitigation project must be implemented in the same drainage area as the proposed development.
2. The mitigation project must provide an equivalent amount of mitigation for the stormwater design and performance standard for which the variance or exemption is being sought. For Example, if a variance of the water quality standard is sought, then the mitigation must address water quality.
3. The developer must ensure the long-term maintenance of the project, including the maintenance requirements under Chapter 8 and 9 of the NJDEP Stormwater BMP Manual. Maintenance agreements shall include an enforcement provision.

## **Process for Selecting and Approving Mitigation Projects**

Developers seeking a variance or exemption from the stormwater management design and performance standards are encouraged to discuss potential mitigation projects with the City early in the development application process. The developer may propose a specific mitigation project that meets the criteria or may select an appropriate project that meets the criteria from specific projects identified by the City.

If the City grants a variance or exemption from the stormwater design and performance standards that will be offset by a mitigation project, the City shall submit a written report describing the variance or exemption and the required mitigation to the County Review Agency (Camden County Planning Board) and to the NJDEP.

**Appendix A**  
**NJPDES Tier A Stormwater General Permit**



**PART I**  
**NARRATIVE REQUIREMENTS**  
**Tier A Municipal Stormwater General Permit**  
**Final - NJPDES Permit Renewal - Existing Permittee**

**A. Authorization Under this Permit**

**1. Permit Area**

- a. This permit applies to all areas of the State of New Jersey.

**2. Eligibility**

- a. This permit may authorize all new and existing stormwater discharges to surface water and groundwater from small municipal separate storm sewer systems (MS4s) owned or operated by municipalities assigned to Tier A under N.J.A.C. 7:14A-25.3(a)1 (Tier A Municipalities), except as provided in A.5 below.
- b. On a case-by-case basis, the Department may use this permit to authorize new and existing stormwater discharges to surface water and groundwater from small MS4s (or portions of small MS4s) owned or operated by Tier B Municipalities. As used in this permit, the term "Tier A Municipality" includes Tier B Municipalities that seek or obtain authorization pursuant to this provision of this permit.
- c. After the Effective Date of Permit Authorization (EDPA), the permit authorizes the following new and existing non-stormwater discharges from small MS4s owned or operated by Tier A Municipalities:
  - i. Water line flushing and discharges from potable water sources
  - ii. Uncontaminated ground water (e.g., infiltration, crawl space or basement sump pumps, foundation or footing drains, rising ground waters)
  - iii. Air conditioning condensate (excluding contact and non-contact cooling water)
  - iv. Irrigation water (including landscape and lawn watering runoff)
  - v. Flows from springs, riparian habitats and wetlands, water reservoir discharges and diverted stream flows
  - vi. Residential car washing water, and residential swimming pool discharges
  - vii. Sidewalk, driveway and street wash water
  - viii. Flows from fire fighting activities including the washing of fire fighting vehicles

- ix. Flows from rinsing of the following equipment with clean water:
    - Beach maintenance equipment immediately following their use for their intended purposes; and
    - Equipment used in the application of salt and de-icing materials immediately following salt and de-icing material applications. Prior to rinsing with clean water, all residual salt and de-icing materials must be removed from equipment and vehicles to the maximum extent practicable using dry cleaning methods (e.g., shoveling and sweeping). - Recovered materials are to be returned to storage for reuse or properly discarded.
    - Rinsing of equipment in the above situations is limited to exterior, undercarriage, and exposed parts and does not apply to engines or other enclosed machinery.
  - d. If any of the discharges listed in 2.c above are identified by the municipality as a significant contributor of pollutants to or from the MS4, the Tier A Municipality must address the discharge as an illicit connection or as an improper disposal of waste as specified in Part I, Section F of this permit
- 3. Authorization**
- a. In order to obtain authorization under this permit (except for automatic renewal of authorization under A.4 below) a complete Request for Authorization (RFA) shall be submitted in accordance with the requirements of this permit. Upon review of the RFA, the Department may, in accordance with N.J.A.C. 7:14A-6.13, either:
    - i. Issue notification of authorization under this permit, in which case, authorization is deemed effective the first day of the following month of the date of the notification of authorization;
    - ii. Deny authorization under this permit and require submittal of an application for an individual permit; or
    - iii. Deny authorization under this permit and require submittal of an RFA for another general permit.
  - b. For discharges from a small MS4 authorized by this permit, the Tier A Municipality is exempt from N.J.A.C. 7:14A-6.2(a)2. This exemption means that the discharge of any pollutant not specifically regulated in the NJPDES permit or listed and quantified in the NJPDES application or RFA shall not constitute a violation of the permit.
  - c. Authorization under this permit shall cease to be effective under N.J.A.C. 7:14A-6.13(f), (h), (j) and (o), where applicable.
- 4. Automatic Renewal of Authorization**
- a. Authorization under this permit will be automatically renewed when this general permit is reissued as provided by N.J.A.C. 7:14A-6.13(d)9 and 25.4(a)3 so long as the discharge authorized under the general permit continues to be eligible. The Department shall issue a notice of renewed authorization to the Tier A Municipality.
  - b. If the Tier A Municipality is aware of any information in the most recently submitted RFA that is no longer true, accurate, and/or complete, the Tier A Municipality shall provide the correct information to the Department within 90 days of the effective renewal authorization notice.
- 5. Stormwater Discharges Not Authorized**

- a. This permit does not authorize "stormwater discharge associated with industrial activity" as defined in N.J.A.C. 7:14A-1.2. Types of facilities that a Tier A Municipality may operate and that are considered to be engaging in "industrial activity" include but are not limited to certain landfills and recycling facilities, certain transportation facilities (including certain local passenger transit and air transportation facilities), certain facilities handling domestic sewage or sewage sludge, steam electric power generating facilities, and construction activity that disturbs five acres or more (see N.J.A.C. 7:14A-1.2 for the full definition of "stormwater discharge associated with industrial activity"). Any municipality that operates an industrial facility with such a discharge must submit a separate request for authorization (RFA) or individual permit application for that discharge. An RFA submitted for the Tier A Municipal Stormwater General Permit does not qualify as an RFA for such a discharge.
  - i. Deadlines to apply for a NJPDES permit for "stormwater discharge associated with industrial activity" are set forth in N.J.A.C. 7:14A-24.4(a)1. If such a discharge is from a facility (other than an airport, powerplant, or uncontrolled sanitary landfill) that is owned or operated by a municipality with a population of less than 100,000, the municipality shall submit the RFA or individual permit application by March 3, 2004. If such a discharge is from any other industrial facility, N.J.A.C. 7:14A-24.4(a)1 specifies earlier deadlines to apply.
- b. This permit does not authorize "stormwater discharge associated with small construction activity" as defined in N.J.A.C. 7:14A-1.2. In general, this is the discharge to surface water of stormwater from construction activity that disturbs at least one but less than five acres (see N.J.A.C. 7:14A-1.2 for the full definition). Any municipality that operates a construction site with such a discharge must submit a separate RFA or individual permit application for that discharge. An RFA submitted for the Tier A Municipal Stormwater General Permit does not qualify as an RFA for such a discharge.
- c. This permit does not authorize any stormwater discharge that is authorized under another NJPDES permit. A municipality does not have to implement measures contained in this NJPDES permit for stormwater discharges at facilities owned or operated by that municipality that are regulated under a separate NJPDES stormwater permit authorizing those discharges.
- d. This permit does not authorize stormwater discharges from projects or activities that conflict with an adopted areawide or Statewide WQM plan.

## **B. Requests for Authorization Requirements**

### **1. Deadline for Requesting Authorization for an Existing Discharge**

- a. An RFA for the existing discharges from the small MS4 owned or operated by a Tier A Municipality must have been submitted to the Department on or before March 3, 2004, except as provided below.
  - i. If a municipality receives notice from the Department that it has been reassigned from Tier B to Tier A, or that a special designation is made under N.J.A.C. 7:14A-25.2(a)4, the deadline to submit an RFA is 180 days after the receipt of that notice, unless the Department approves a later date.
  - ii. The Department may, in its discretion, accept an RFA submitted after the foregoing deadline; however, the municipality may still be held liable for violating the deadline to apply in accordance with N.J.A.C. 7:14A-25.4 and for discharging pollutants without a valid NJPDES permit in accordance with N.J.A.C. 7:14A-2.1(d).

### **2. Deadline for Requesting Authorization for a New Discharge**

- a. An RFA for discharges from a new small MS4 owned or operated by a Tier A Municipality must be submitted to the Department at least ninety (90) days prior to the operation of the new MS4 system.
  - i. A Tier A Municipality that already has authorization to discharge from a small MS4 under the Tier A Municipal Stormwater Permit does not need to submit an additional RFA for the expansion of an existing small MS4.
  - ii. A new small MS4 is a small MS4 that did not exist on March 3, 2004 and results in a new discharge to surface or ground waters of the State.

### 3. Requesting Authorization

- a. A separate RFA shall be submitted by each Tier A Municipality applying for authorization under this permit.
- b. A single RFA is required for the entire stormwater discharge from the small MS4 owned or operated by and located within a single municipality. Multiple RFAs are not required for multiple municipal operations (e.g., municipally owned and operated maintenance facilities, garages, and/or offices).

### 4. Contents of the Request for Authorization

- a. A completed RFA shall include all of the following information regarding the Tier A Municipality and shall be completed using the Department's RFA form:
  - i. The name of the municipality that operates the small MS4, county it is located in, and the address of the main municipal office (e.g., city hall, town hall, or municipal building).
  - ii. The name and mailing address of the Municipal Stormwater Program Coordinator who will submit any reports or certifications required by the permit and to whom the Department shall send all correspondence concerning the permit.
  - iii. A certification acknowledging the best management practices and measurable goals specified in the permit.
  - iv. Additional information may be required by the Department to be included as part of the RFA if the Department determines that such additional information (including other data, reports, specifications, plans, permits, or other information) is reasonably necessary to determine whether to authorize the discharge under this permit.

### 5. Where to Submit

- a. A completed and signed RFA shall be submitted to the Department at the address specified on the Department's RFA form.

## C. Definitions

1. The following definitions apply to this permit.
  - a. "Catch Basin" means a cistern, vault, chamber or well that is usually built along a street as part of the storm sewer system to capture sediment, debris, and pollutants.
  - b. "EDPA" or "Effective Date of Permit Authorization" means the date the permittee's authorization to discharge under the Tier A Municipal Stormwater General Permit becomes effective. This date may be found on the permittee's Authorization to Discharge.

- c. "Existing Permittee" means a municipality that was authorized to discharge under the Tier A Municipal Stormwater General Permit on February 28, 2009.
- d. "Illicit connection" means any physical or non-physical connection that discharges the following to a municipal separate storm sewer system, unless that discharge is authorized under a NJPDES permit other than the NJPDES permit for discharges from that system (non-physical connections may include, but are not limited to, leaks, flows, or overflows into the municipal separate storm sewer system):
  - i. Domestic sewage;
  - ii. Non-contact cooling water, process wastewater, or other industrial waste (other than stormwater); or
  - iii. Any category of non-stormwater discharges that the Tier A Municipality identifies as a source or significant contributor of pollutants pursuant to 40 C.F.R. 122.34(b)(3)(iii).
- e. "MS4" means a municipal separate storm sewer system.
- f. "Municipality" means a "municipality" as defined in the Municipal Land Use Law at N.J.S.A. 40:55D-5, that is, any city, borough, town, township, or village.
- g. "Municipal separate storm sewer" means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains):
  - i. Owned or operated by the United States, an interstate agency, a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface water or groundwater;
  - ii. Designed and used for collecting or conveying stormwater;
  - iii. Which is not a combined sewer;
  - iv. Which is not part of a POTW; and
  - v. Which is not either of the following:
    - A separate storm sewer(s) that is at an industrial facility, and that collects or conveys stormwater discharges associated with industrial activity that occurs at that facility; or
    - A separate storm sewer(s) that is at a construction site, and that collects or conveys stormwater discharges associated with small construction activity that occurs at that site.
- h. "New Permittee" means a municipality that obtains its first authorization to discharge under the Tier A Municipal Stormwater General Permit after February 28, 2009.
- i. "Original EDPA" means the initial date of the permittee's authorization to discharge under the Tier A (or, for purposes of F.4. below, Tier A or Tier B) Municipal Stormwater General Permit issued on February 2, 2004.

- j. "Permanent structure" means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (a door is recommended, but not required). A fabric frame structure is a permanent structure if it meets the following specifications:
  - i. structure must be designed to withstand at least 110 mph winds;
  - ii. structure must be covered by a PVC or other similar fire rated material with a minimum twenty (20) year warranty;
  - iii. concrete blocks, jersey barriers or other similar material must be placed around the interior of the structure to protect the side walls during loading and unloading de-icing materials;
  - iv. the design must prevent stormwater run-on and run through;
  - v. structure must be erected on an impermeable slab;
  - vi. structure cannot be open sided; and
  - vii. must have a roll up door or other means of sealing the access way from wind driven rainfall.
- k. "Small municipal separate storm sewer system" or "small MS4" means all municipal separate storm sewers (other than "large" or "medium" municipal separate storm sewer systems as defined in N.J.A.C. 7:14A-1.2) that are:
  - i. Owned or operated by municipalities described under N.J.A.C. 7:14A-25.1(b);
  - ii. Owned or operated by county, State, interstate, or Federal agencies, and located at public complexes as described under N.J.A.C. 7:14A-25.2(a)2; or
  - iii. Owned or operated by county, State, interstate, or Federal agencies, and located at highways and other thoroughfares as described under N.J.A.C. 7:14A-25.2(a)3; or
  - iv. Owned or operated by county, State, interstate, Federal, or other agencies, and receive special designation under N.J.A.C. 7:14A-25.2(a)4.
- l. "Solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids.
- m. "Stormwater" means water resulting from precipitation (including rain and snow) that runs off the land's surface, is transmitted to the subsurface, is captured by separate storm sewers or other sewerage or drainage facilities, or is conveyed by snow removal equipment.
- n. "Stormwater facility" includes, but is not limited to: catch basins, detention basins, filter strips, riparian buffers, infiltration trenches, sand filters, constructed wetlands, wet basins, bioretention systems, low flow bypasses, and stormwater conveyances.
- o. "Yard waste" means loose leaves and grass clippings.

## **D. Special Conditions**

### **1. Sharing of Responsibilities**

- a. A Tier A Municipality may rely on another governmental, private, or nonprofit entity (for example, a watershed association) to satisfy the municipality's NJPDES permit obligations to implement one or more control measures (or components (s) thereof) pursuant to N.J.A.C. 7:14A-25.7(a) if:

- i. The other entity, in fact, implements the measure(s), or component(s) thereof;
- ii. The particular measure(s), or component(s) thereof, is at least as stringent as the corresponding NJPDES permit requirement;
- iii. The other entity agrees in writing (or is required by law) to implement the measure(s), or component(s) thereof, on the Tier A Municipality's behalf. The municipality is responsible for compliance with this permit if the other entity fails to implement the measure(s), or component(s) thereof. In the annual reports the municipality must submit under Part I, Section H.3, the municipality shall specify that it is relying on another entity to satisfy some of the Tier A Municipality's NJPDES permit obligations.
- iv. If the municipality is relying on another entity regulated under the NJPDES permit program to satisfy all of that Tier A Municipality's NJPDES permit obligations, including that municipality's obligation to file these annual reports, the municipality shall notify the Department of this reliance in writing, and shall also note this reliance in the municipality's SPPP.

## **E. Stormwater Program and Stormwater Pollution Prevention Plan**

### **1. Stormwater Program**

- a. Tier A Municipalities are required to develop, implement, and enforce a stormwater program. This program shall be designed to reduce the discharge of pollutants from the municipality's small MS4 to the maximum extent practicable, to protect water quality, and to satisfy the appropriate water quality requirements of the Federal Act and the State Act by including the Statewide Basic Requirements (SBRs) set forth in Part I, Section F and any Additional Measures (AMs) required under Part I, Section G below. At the municipality's discretion, the stormwater program may also include Optional Measures (OMs) also in accordance with Part I, Section G below.

### **2. Stormwater Pollution Prevention Plan (SPPP)**

- a. Tier A Municipalities have prepared and implemented a written Stormwater Pollution Prevention Plan (SPPP) that describes the Tier A Municipality's stormwater program and serves as the mechanism for the implementation of the Statewide Basic Requirements. The SPPP must address stormwater quality issues related to new development, redevelopment and existing development. The SPPP shall include, at a minimum, all of the information and items identified in Attachment A.
  - i. Tier A Municipalities shall revise their SPPP on or before June 1, 2009 to incorporate additional Statewide Basic Requirements, best management practices and other changes required by the renewal of the Tier A Permit.
- b. The SPPP shall be signed, dated and retained by the Municipal Stormwater Program Coordinator.
- c. For any projects or activities which the municipality contracts out to private contractors after the EDPA, the awarded contract must contain conditions that the contractor must conduct such projects or activities in such a manner that is in compliance with the municipality's SPPP and this permit's conditions. The municipality is responsible for any violations of this permit resulting from a contractor's noncompliance.
- d. SPPPs may be amended so long as they continue to meet the requirements of this permit. Any amended SPPPs shall be signed, dated, implemented, retained, and otherwise treated in the same manner as the original SPPP. The Tier A Municipality shall retain each previous SPPP for a period of at least five years from the date of that previous SPPP. This period may be extended by written request of the Department at any time.

**F. Statewide Basic Requirements (SBRs)**

1. **Stormwater quality issues related to new development, redevelopment and existing development are to be addressed through the implementation of the following Statewide Basic Requirements (SBRs). The permit specifies the BMPs that will be implemented for those SBRs. These SBRs and related BMPs are to be detailed in the municipality's SPPP.**
  - a. Additional information is provided and each of the SBRs and related BMPs are described in more detail in the Department's Tier A Municipal Stormwater Permit Guidance Document.
2. **Public Notice**
  - a. Minimum Standard - Tier A Municipalities shall comply with applicable State and local public notice requirements when providing for public participation in the development and implementation of the Tier A Municipality's stormwater program.
  - b. Measurable Goal - Tier A Municipalities shall certify annually that all applicable State and local public notice requirements were followed.
  - c. Implementation - On March 1, 2009 and thereafter.
3. **Post-Construction Stormwater Management in New Development and Redevelopment**
  - a. Minimum Standard - To prevent or minimize water quality impacts, the Tier A Municipality shall implement, and enforce a program to address stormwater runoff from new development and redevelopment projects (including projects operated by the municipality itself) that disturb one acre or more, including projects less than one acre that are part of a larger common plan of development or sale, that discharge into the municipality's small MS4. The municipality shall in its post-construction program:
    - i. Adopt and reexamine a municipal stormwater management plan (or adopt amendments to an existing municipal stormwater management plan) in accordance with N.J.A.C. 7:8-4.
    - ii. Adopt and implement a municipal stormwater control ordinance or ordinances in accordance with N.J.A.C. 7:8-4. The ordinance(s) will control stormwater from non-residential development and redevelopment projects.
    - iii. Ensure that any residential development and redevelopment projects that are subject to the Residential Site Improvement Standards for stormwater management (N.J.A.C. 5:21-7) comply with those standards (including any exception, waiver, or special area standard that was approved under N.J.A.C. 5:21-3).
    - iv. Where necessary to implement the municipal stormwater management plan, the municipal stormwater control ordinance(s) will also:
      - Control aspects of residential development and redevelopment projects that are not pre-empted by the Residential Site Improvement Standards; and
      - Set forth special area standards approved by the Site Improvement Advisory Board for residential development or redevelopment projects under N.J.A.C. 5:21-3.5.
    - v. Ensure adequate long-term operation and maintenance of BMPs.
    - vi. Enforce, through the stormwater control ordinance(s) or a separate ordinance, compliance with standards set forth in Attachment C of the permit to control passage of solid and floatable materials through storm drain inlets.



- vii. This post-construction program shall also require compliance with the applicable design and performance standards established under N.J.A.C. 7:8 for major development, unless:
  - Those standards do not apply because of a variance or exemption granted under N.J.A.C. 7:8; or
  - Alternative standards are applicable under an areawide or Statewide Water Quality Management Plan adopted in accordance with N.J.A.C. 7:15.
- b. Measurable Goal - Tier A Municipalities shall certify annually that that they have developed, implemented, and are actively enforcing a program to address stormwater runoff from new development and redevelopment projects that discharge into the Tier A Municipality's small MS4 in accordance with the minimum standard.
- c. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall:
  - i. Enforce stormwater control ordinance(s), prepared in accordance with N.J.A.C. 7:8-4, when approved by the county review agency (and, where N.J.A.C. 7:50-3 is applicable, certified by the Pinelands Commission) or shall enforce stormwater control ordinance(s) when conditionally approved by the county review agency upon adoption by the municipality of the amendments specified by the county review agency (and, where N.J.A.C. 7:50-3 is applicable, certified by the Pinelands Commission).
  - ii. Ensure that any residential new development and redevelopment projects that are subject to the Residential Site Improvement Standards for stormwater management (N.J.A.C. 5:21-7) comply with those standards (including any exception, waiver, or special area standard that was approved under N.J.A.C. 5:21-3).
  - iii. Ensure adequate long-term operation and maintenance of BMPs on property owned or operated by the municipality.
  - iv. Ensure adequate long-term operation and maintenance of BMPs on property not owned or operated by the municipality
  - v. Enforce, through the stormwater control ordinance(s) or a separate ordinance compliance with the standards set forth in Attachment C of the permit to control passage of solid and floatable materials through storm drain inlets for storm drain inlets not installed by the Tier A Municipality.
  - vi. Comply with the standards set forth in Attachment C of the permit to control passage of solid and floatable materials through storm drain inlets for storm drain inlets the municipality installs within the Tier A Municipality's small MS4.

#### 4. Local Public Education

- a. Local Public Education Program - Tier A Municipalities shall implement a Local Public Education Program that focuses on providing the public with information on the impact of stormwater discharges to surface and ground waters of the State and steps that the public can take to reduce pollutants in stormwater runoff. Appropriate information to be covered during these educational activities shall include, but is not limited to, local stormwater related municipal ordinances [Pet Waste Ordinance, Litter Ordinance, Improper Disposal of Waste Ordinance, Wildlife Feeding Ordinance, Illicit Connection Ordinance, Refuse Container / Dumpster Ordinance, Private Storm Drain Inlet Retrofitting, and Fertilizer Management Ordinance (if applicable)]; proper application, storage and disposal of fertilizer and pesticides; home composting and yard waste recycling; use of native or well-adapted vegetation; local stream and/or shoreline restoration activities; watershed education; and general nonpoint source education.

- i. **Minimum Standard** - Tier A Municipalities shall annually conduct educational activities that total a minimum of 10 points. Each approved activity is listed and has been assigned a point value in Attachment E of the permit.
      - ii. **Measurable Goal** - Tier A Municipalities shall certify annually that they have accumulated the number of points required to meet the Local Public Education Program minimum standard. Exact dates (e.g., month, day, year) and details of each educational activity (e.g., photos of the mural) shall be reported to the Department in the Annual Report.
      - iii. **Implementation** - On March 1, 2009 and thereafter, Tier A Municipalities shall develop and begin implementing the Local Public Education Program minimum standard.
    - b. **Storm Drain Inlet Labeling and Maintenance**
      - i. **Minimum Standard** - Tier A Municipalities shall label all storm drain inlets along municipal streets with sidewalks, and all storm drain inlets within plazas, parking areas, or maintenance yards that are operated by the municipality, and maintain the legibility of those labels.
      - ii. **Measurable Goal** - Tier A Municipalities shall certify annually that a storm drain inlet labeling program has been developed and is being implemented.
      - iii. **Implementation** - Within 60 months from the original EDPA and thereafter, Tier A Municipalities shall ensure, for the storm drains identified in the minimum standard, that all storm drain inlets have been labeled and that the labels are being maintained.
- 5. Improper Disposal of Waste**
- a. **Pet Waste Ordinance**
    - i. **Minimum Standard** -Tier A Municipalities shall have adopted and shall enforce an ordinance that requires pet owners or their keepers to immediately and properly dispose of their pet's solid waste deposited on any property, public or private, not owned or possessed by that person. Information on the Pet Waste Ordinance and the benefits of proper disposal of pet solid waste shall be distributed with pet licenses.
    - ii. **Measurable Goal** - Tier A Municipalities shall certify annually that they have met the Pet Waste Ordinance minimum standard.
    - iii. **Implementation** - On March 1, 2009 and thereafter, Tier A Municipalities shall implement the Pet Waste Ordinance minimum standard.
  - b. **Litter Ordinance**
    - i. **Minimum Standard** -Tier A Municipalities shall have adopted and shall enforce a litter ordinance or enforce the existing State litter statute (N.J.S.A 13:1E-99.3).
    - ii. **Measurable Goal** -Tier A Municipalities shall certify annually that they have met the Litter Ordinance minimum standard.
    - iii. **Implementation** - On March 1, 2009 and thereafter, Tier A Municipalities shall implement the Litter Ordinance minimum standard.
  - c. **Improper Disposal of Waste Ordinance**
    - i. **Minimum Standard** -Tier A Municipalities shall have adopted and shall enforce an ordinance prohibiting the improper spilling, dumping, or disposal of materials other than stormwater into the small MS4 (excluding those authorized in Part I, Section A.2.c).

- ii. Measurable Goal - Tier A Municipalities shall certify annually that they have met the Improper Waste Disposal Ordinance minimum standard.
  - iii. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall implement the Improper Disposal of Waste Ordinance minimum standard.
- d. Wildlife Feeding Ordinance
- i. Minimum Standard - Tier A Municipalities shall have adopted and shall enforce an ordinance that prohibits the feeding in any public park or on any other property owned or operated by the Tier A Municipality of any wildlife (excluding confined animals, for example, wildlife confined in zoos, parks, or rehabilitation centers or unconfined wildlife at environmental education centers, or feral cats as part of an approved Trap-Neuter-Release (TNR) program).
  - ii. Measurable Goal - Tier A Municipalities shall certify annually that they have met the Wildlife Feeding Ordinance minimum standard.
  - iii. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall implement the Wildlife Feeding Ordinance minimum standard.
- e. Yard Waste Ordinance / Collection Program
- i. Minimum Standard - Tier A Municipalities shall have adopted and shall enforce an ordinance that prohibits placing non-containerized yard wastes in the cartway of the street or shall have developed and implemented a yard waste collection and disposal program. A yard waste collection program shall include the adoption and enforcement of an ordinance prohibiting the placing of yard waste closer than 10 feet from any storm sewer inlet along the street, unless they are bagged or otherwise containerized. The frequency of pickups shall be determined at the discretion of the Tier A Municipality but must be part of a set yard waste collection schedule which is noticed to all municipal residents and businesses. Any area, which the municipality determines to have no yard waste, will be exempt from the collections.
  - ii. Measurable Goal - Tier A Municipalities shall certify annually that they have met the Yard Waste minimum standard. Tier A Municipalities that have chosen to implement the yard waste collection program must include the collection schedule dates in the annual report.
  - iii. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall implement the Yard Waste Ordinance / Collection Program minimum standard.
- f. Refuse Container / Dumpster Ordinance
- i. Minimum Standard - Tier A Municipalities shall adopt and enforce an ordinance requiring dumpsters and other refuse containers that are outdoors or exposed to stormwater to be covered at all times and which prohibits the spilling, dumping, leaking, or otherwise discharge of liquids, semi-liquids or solids from the containers [excluding permitted temporary demolition containers, refuse containers at industrial facilities authorized to discharge stormwater under a valid NJPDES permit, litter receptacles, individual homeowner trash and recycling containers, and containers that hold large bulky items (e.g., furniture, bound carpet and padding) only].
  - ii. Measurable Goal - Tier A Municipalities shall certify annually that they have met the Refuse Container Ordinance minimum standard.
  - iii. Implementation - Tier A Municipalities shall have adopted and begin enforcing the Refuse Container / Dumpster Ordinance minimum standard on or before September 1, 2010.
- g. Fertilizer Management Ordinance

- i. **Minimum Standard - Tier A Municipalities** identified in the adopted Non-Tidal Passaic River Basin Addressing Phosphorus Impairments TMDL shall adopt and enforce a fertilizer management ordinance, consistent with the model ordinance provided by the Department's Division of Watershed Management. (The list of municipalities required to adopt the ordinance is found in the adopted Non-Tidal Passaic River Basin Addressing Phosphorus Impairments TMDL and in Attachment F of this permit).
  - ii. **Measurable Goal - Tier A Municipalities**, identified in the adopted Non-Tidal Passaic River Basin Addressing Phosphorus Impairments TMDL and Attachment F of this permit, shall certify annually that they have met the Fertilizer Management Ordinance minimum standard.
  - iii. **Implementation - Tier A Municipalities**, identified in the adopted Non-Tidal Passaic River Basin Addressing Phosphorus Impairments TMDL and Attachment F of this permit, shall have fully implemented the Fertilizer Management Ordinance minimum standard on or before September 1, 2009.
- h. **Private Storm Drain Inlet Retrofitting Ordinance**
- i. **Minimum Standard - Tier A Municipalities** shall adopt and enforce an ordinance requiring the retrofitting of existing storm drain inlets to meet the standard in Attachment C of the permit which are in direct contact with repaving, repairing (excluding repair of individual potholes), reconstruction, resurfacing (including top coating or chip sealing with asphalt emulsion or a thin base of hot bitumen), or alterations of facilities on property not owned or operated by the municipality (except individual single family homes).
  - ii. **Measurable Goal - Tier A Municipalities** shall certify annually that they have met the Private Storm Drain Inlet Retrofitting Ordinance minimum standard.
  - iii. **Implementation - Tier A Municipalities** shall have adopted and begun enforcing the Private Storm Drain Inlet Retrofitting Ordinance minimum standard by September 1, 2010.
- 6. Illicit Connection Elimination and MS4 Outfall Pipe Mapping**
- a. **Minimum Standard**
    - i. **Storm Sewer Outfall Pipe Mapping - Tier A Municipalities** shall complete and maintain an outfall pipe map showing the location of the end of all MS4 outfall pipes owned and operated by the Tier A Municipality which discharge to a surface water body (e.g., a lake, ocean, or stream including an intermittent stream).
    - ii. **Ordinance Prohibiting Illicit Connections - Each Tier A Municipality** shall have adopted and shall enforce through appropriate enforcement procedures and actions an ordinance prohibiting illicit connections to the Tier A Municipality's small MS4.
    - iii. **Illicit Connection Elimination Program - Tier A Municipalities** must complete an initial physical inspection of all its outfall pipes and maintain an ongoing program to detect and eliminate illicit connections in accordance with the procedures found in Attachment B of the permit. The ongoing program will respond to complaints and reports of illicit connections, including those from operating entities of interconnected small MS4s, and continue to investigate dry weather flows discovered during routine inspections and maintenance of the small MS4.
  - b. **Measurable Goal**
    - i. **Storm Sewer Outfall Pipe Mapping - Tier A Municipalities** shall certify annually that an outfall pipe map has been completed in accordance with permit conditions, report the number of outfall pipes mapped within the reporting year, and the total number of outfall pipes mapped to date.

- ii. Tier A Municipalities shall certify in the annual report that an ordinance prohibiting illicit connections is in place and is being actively enforced.
  - iii. Tier A Municipalities shall certify annually that an illicit connection elimination program has been developed in accordance with permit conditions to detect and eliminate illicit connections into the Tier A Municipalities' small MS4. Annual certifications shall also include the number of outfalls physically inspected, the number of outfalls found to have dry weather flow, the number of illicit connections found and the number of illicit connections eliminated. Copies of inspection reports shall be submitted with the annual certification for those outfalls found to have dry weather flow.
- c. Implementation
- i. Storm Sewer Outfall Pipe Mapping - 60 months from the original EDPA, Tier A Municipalities shall have mapped the location of, and performed an initial physical inspection of, all outfall pipes subject to the minimum standard.
  - ii. Ordinance Prohibiting Illicit Connections - On March 1, 2009 and thereafter, Tier A Municipalities shall an ordinance prohibiting illicit connections to the Tier A Municipality's small MS4.
  - iii. Illicit Connection Elimination Program - 60 months from the original EDPA and thereafter, Tier A Municipalities shall continue to implement a program to detect and eliminate illicit connections into the Tier A Municipality's small MS4.
- 7. Solids and Floatable Controls**
- a. Monthly Sweeping of Certain Streets in Predominantly Commercial Areas
- i. Minimum Standard - Tier A Municipalities shall sweep, at a minimum of once per month (weather and street surface conditions permitting) all streets (including roads or highways) that meet all of the following criteria:
    - the street is owned or operated by the municipality;
    - the street is curbed and has storm drains;
    - the street has a posted speed limit of 35 mph or less;
    - the street is not an entrance or exit ramp; and
    - the street is in a predominantly commercial area.
  - ii. Measurable Goal - Tier A Municipalities shall certify annually that they have met the Street Sweeping minimum standard. Tier A Municipalities must maintain records including the date and areas swept, number of miles of streets swept and the total amount of materials collected. Information shall be reported to the Department in the annual report and certification.
  - iii. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall implement a street sweeping program that meets the minimum standard above.
- b. Storm Drain Inlet Retrofitting
- i. Minimum Standard - Retrofitting of existing storm drain inlets to meet the standard contained in Attachment C of the permit is required when such inlets are owned or operated by the Tier A Municipality and are in direct contact with repaving, repairing (excluding repair of individual potholes), reconstruction, resurfacing (including top coating or chip sealing with asphalt emulsion or a thin base of hot bitumen), or alterations of facilities owned or operated by the Tier A Municipality.  
For exemptions to this standard, refer to "Exemptions" in Attachment C.

- ii. Measurable Goal - Tier A Municipalities shall certify annually that such storm drain inlets have been retrofitted to meet the minimum standard contained in Attachment C, unless otherwise exempted. Tier A Municipalities must maintain records including the number and location of storm drain inlets retrofitted and number and location of storm drain inlets exempted. Information shall be reported to the Department in the annual report and certification.
    - iii. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall retrofit all such storm drain inlets in accordance with the Storm Drain Inlet Retrofitting minimum standard.
  - c. Stormwater Facility Maintenance
    - i. Minimum Standard - Tier A Municipalities shall continue to implement a stormwater facility maintenance program for cleaning and maintenance of all municipally owned and operated stormwater facilities. Stormwater facilities include, but are not limited to: catch basins, detention basins, filter strips, riparian buffers, infiltration trenches, sand filters, constructed wetlands, wet basins, bioretention systems, low flow bypasses, and stormwater conveyances. The stormwater facility maintenance must be performed as required to ensure the proper function and operation of the stormwater facility.
    - ii. Measurable Goal - Tier A Municipalities shall certify annually that all municipally owned and operated stormwater facilities are properly functioning in accordance with the minimum standard. If stormwater facilities were found not to be functioning properly and repairs were not made, a schedule for such repairs shall be included in the annual report and certification. Tier A Municipalities shall also maintain records including the date(s) of inspections, maintenance, and description of repairs that were performed. This information shall be included with the annual report and certification.
    - iii. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall continue to implement a stormwater facility maintenance program in accordance with the minimum standard.
  - d. Catch Basin Inspection and Cleaning
    - i. Minimum Standard - Tier A Municipalities shall inspect all municipally owned and operated catch basins for accumulated sediment, trash, and debris; and clean those basins to remove sediment, trash, or debris (if any observed during inspection). Tier A Municipalities with:
      - less than 5,000 municipally owned and operated catch basins shall annually inspect and (to the extent noted above) clean at least 1,000 catch basins, or as many catch basins as the municipality owns and operates.
      - 5,000 or more municipally owned and operated catch basins shall inspect and (to the extent noted above) clean all catch basins by February 28, 2014.
    - ii. Measurable Goal - Tier A Municipalities shall certify annually that all municipally owned and operated catch basins have been inspected and cleaned, as necessary. Tier A Municipalities shall maintain records including the number of municipally owned and operated catch basins within the municipality, the number of catch basins inspected, the number of catch basins cleaned, and the amount of materials collected during catch basin cleaning activities. This information shall be reported in the annual report and certification.
    - iii. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall inspect and clean all catch basins in accordance with the Catch Basin Inspection and Cleaning minimum standard.
  - e. Outfall Pipe Stream Scouring Remediation

- i. **Minimum Standard** - Tier A Municipalities shall maintain a stormwater outfall pipe scouring detection, remediation and maintenance program to detect and control localized stream and stream bank scouring in the vicinity of outfall pipes operated by the municipality. This program shall identify all areas where localized stream and bank scouring occurs as a result of stormwater discharges from the Tier A Municipality's MS4. These areas shall then be prioritized and repairs shall be scheduled and completed. Repairs shall be made in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey at N.J.A.C. 2:90-1 (e.g., Conduit Outlet Protection 12-1).
- ii. **Measurable Goal** - Tier A Municipalities shall certify annually that they have met the Outfall Pipe Stream Scouring Remediation minimum standard. In addition, the Tier A Municipality shall list the location of outfall scouring identified, the dates control measures are to begin, and the dates any control measures were completed.
- iii. **Implementation** - On March 1, 2009 and thereafter, Tier A Municipalities shall continue to implement an outfall pipe stream scouring detection, remediation and maintenance program.

**8. Maintenance Yard Operations (including maintenance activities at Ancillary Operations)**

a. De-icing Material Storage

- i. **Minimum Standard** - Tier A Municipalities shall store salt, and other de-icing materials in a permanent structure. Tier A Municipalities shall perform regular maintenance and inspections of both the permanent structure and the surrounding area (see Good Housekeeping in Appendix D). Sand may be stored outside and uncovered if a 50-foot setback is maintained from storm sewer inlets, ditches or other stormwater conveyance channels, and surface water bodies.
- ii. **Measurable Goal** - Tier A Municipalities shall certify annually that they have met the De-icing Material Storage minimum standard.
- iii. **Implementation** - On March 1, 2009 and thereafter, Tier A Municipalities shall store salt, and other de-icing materials in accordance with the De-icing Material Storage minimum standard.

b. Equipment and Vehicle Washing

- i. **Minimum Standard** - Tier A Municipalities shall manage any equipment and vehicle washing activities so that there are no unpermitted discharges of wash wastewater to the surface or ground waters of the State.  
Tier A Municipalities shall maintain a record of where and when equipment and vehicle washing occurs to document proper management of wash water discharge.
- ii. **Measurable Goal** - Tier A Municipalities shall certify annually that there is no unpermitted discharge from vehicle and equipment washing activities and describe the BMP implemented at each of the locations where vehicle and equipment washing activities occur.
- iii. **Implementation** - On March 1, 2009 and thereafter, Tier A Municipalities shall manage any equipment and vehicle washing activities so that there are no unpermitted discharges of wash wastewater to the surface or ground waters of the State.

c. Standard Operating Procedures

- i. Minimum Standard - Tier A Municipalities shall implement standard operating procedures, which include the required practices listed in Attachment D, for each of the following activities:
  - Vehicle fueling and receiving of bulk fuel deliveries;
  - Vehicle maintenance and repair activities; and
  - Good housekeeping practices for all materials or machinery listed in the Inventory Requirements for Municipal Maintenance Yard Operations prepared in accordance with Attachment D.
- ii. Measurable Goal - Tier A Municipalities must certify annually that there are standard operating procedures in place for vehicle fueling, vehicle maintenance, and good housekeeping practices.
- iii. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall implement the required standard operating procedures.

**9. Employee Training**

- a. Minimum Standard - Tier A Municipalities shall conduct annual employee training to educate all municipal employees on those stormwater topics which are applicable to their job and title. At a minimum, annual employee training will include the following topics:
  - i. Waste Disposal Education - Training shall include how to respond to inquires regarding proper waste disposal.
  - ii. Municipal Ordinances - Training shall include an overview of the Pet Waste Ordinance, Litter Ordinance, Illicit Connection Ordinance, Improper Waste Disposal Ordinance, Wildlife Feeding Ordinance, Refuse Container Ordinance, Yard Waste Ordinance (if applicable), Fertilizer Management Ordinance (if applicable), and the Private Storm Drain Inlet Retrofitting Ordinance, their requirements, enforcement policy, and hazards associated with improper waste disposal.
  - iii. Yard Waste Collection Program (if applicable) - Training shall include frequency of yard waste pickups and schedule, policy for when yard waste can be placed curbside, and alternatives such as composting and recycling.
  - iv. Illicit Connection Elimination and Outfall Pipe Mapping - Training shall include information regarding the hazards associated with illicit connections and details of the program including investigation techniques, physical observations, field sampling, and mapping procedures.
  - v. Monthly Sweeping of Certain Streets in Predominantly Commercial Areas - Training shall include sweeping schedules and record keeping requirements.
  - vi. Stormwater Facility Maintenance - Training shall include catch basin cleaning schedules and record keeping requirements.
  - vii. Outfall Pipe Stream Scouring Remediation - Training shall include identifying outfall pipe scouring and repairs.
  - viii. Maintenance Yard Operations (including Ancillary Operations) - Training shall include de-icing material storage, fueling, vehicle maintenance, equipment/vehicle washing and good housekeeping SOPs.
  - ix. Construction Activity / Post-Construction Stormwater Management in New Development and Redevelopment - Training shall include information regarding the requirement to obtain a NJPDES construction activity stormwater permit (see Part I, Section A.5.a and A.5.b of this permit) and requirements for Post-Construction Stormwater Management in New Development and Redevelopment (See Part I, Section F.3 of this permit) for the permittee's own construction activities and projects that disturb one acre or more.



- b. Measurable Goal - Tier A Municipalities must certify annually that employee training has been conducted and include the date(s) of the annual employee training(s) in the annual report and certification.
- c. Implementation - On March 1, 2009 and thereafter, Tier A Municipalities shall conduct an annual employee training program in accordance with the minimum standard.

#### **10. Construction Site Stormwater Runoff Control**

- a. Pursuant to N.J.A.C. 7:14A-25.6(b)2 and 25.7(b), the Department is responsible for developing, implementing, and enforcing a NJPDES permit program to reduce pollutants in stormwater runoff to small MS4s from construction activities. The Tier A Municipality is not required to include this SBR in its stormwater program or discuss this SBR in its SPPP.

### **G. Additional Measures and Optional Measures**

#### **1. Additional Measures**

- a. Additional Measures (AMs) are non-numeric or numeric effluent limitations that are expressly required to be included in the stormwater program by an adopted areawide or Statewide Water Quality Management Plan (WQM plan). AMs may modify or be in addition to SBRs. AMs may be required by a TMDL approved or established by USEPA, a regional stormwater management plan, or other elements of adopted areawide or Statewide WQM plans.
- b. The Department will provide written notice of the adoption of an AM to each Tier A Municipality whose stormwater program will be affected, and will list each adopted AM in the permit by making a minor modification to the permit. The AMs, other than numeric effluent limitations, will specify the BMPs that must be implemented and the measurable goals for each BMP. The AMs will also specify time periods for implementation.

#### **2. Optional Measures**

- a. At the Tier A Municipality's discretion, the stormwater program may also include Optional Measures (OMs), which are BMPs that are not implemented for SBRs or AMs but that prevent or reduce the pollution of the waters of the State.

### **H. Deadlines and Certifications**

#### **1. Stormwater Pollution Prevention Plan**

- a. On or before June 1, 2009, the Tier A Municipality shall revise their SPPP to incorporate changes required by the renewal of the Tier A Permit.
  - i. The SPPP shall include, at a minimum, all of the information and items identified in Attachment A. The SPPP shall be signed, dated and retained by the Tier A Municipality.

#### **2. Statewide Basic Requirements**

- a. Each SBR contained in Part I, Section F of the permit has a specific implementation schedule. Each SBR shall be implemented in accordance with that schedule. Tier A Municipalities shall certify in the Annual Report and Certification the status of the implementation of each SBR and the date implementation was completed, as appropriate.

- i. The Department may grant a six-month extension to the deadlines contained in an implementation schedule for any of the SBRs if the Tier A Municipality submits a written request for such extension, at least 30 days prior to the deadline, establishing to the Department's satisfaction that the Federal, State and local permits and approvals necessary for the construction of best management practices could not with due diligence be obtained within the time period set forth in Section F above. The written request shall be submitted to:  
 NJDEP  
 Division of Water Quality  
 Bureau of Nonpoint Pollution Control  
 Municipal Stormwater Regulation Program  
 P.O. Box 029  
 Trenton, NJ 08625-0029

**3. Annual Report and Certification**

- a. Tier A Municipalities shall complete an Annual Report (on a form provided by the Department) summarizing the status of compliance with this permit including measurable goals and the status of the implementation of each SBR contained in Part I, Section F of the permit. This report shall include a certification that the municipality is in compliance with its stormwater program, SPPP and this permit, except for any incidents of noncompliance. Any incidents of noncompliance with permit conditions shall be identified in the Annual Report and Certification. A copy of each Annual Report and Certification shall be kept at a central location and shall be made available to the Department for inspection.
  - i. If there are incidents of noncompliance, the report shall identify the steps being taken to remedy the noncompliance and to prevent such incidents from recurring.
  - ii. The Annual Report and Certification shall be signed and dated by the Tier A Municipality, and shall be maintained for a period of at least five years. This period may be extended by written request of the Department at any time.
- b. The Annual Report and Certification shall be submitted to the Department pursuant to the following submittal schedule:
  - i. Submit an Annual Report and Certification: on or before May 2nd annually.
  - ii. The Annual Report and Certification shall include information for activities and projects conducted by the municipality between January 1 and December 31 of each reporting year.

**I. Standard Conditions**

**1. General Conditions Incorporated by Reference.**

- a. The following general conditions are incorporated by reference. The Tier A Municipality is required to comply with the regulations, which were in effect as of March 1, 2009.
  - i. General Permits N.J.A.C. 7:14A-6.13
  - ii. Penalties for Violations N.J.A.C. 7:14-8.1 et seq.
  - iii. Incorporation by Reference N.J.A.C. 7:14A-2.3
  - iv. Toxic Pollutants N.J.A.C. 7:14A-6.2(a)4i
  - v. Duty to Comply N.J.A.C. 7:14A-6.2(a)1 & 4

- vi. Duty to Mitigate N.J.A.C. 7:14A-6.2(a)5 & 11
- vii. Inspection and Entry N.J.A.C. 7:14A-2.11(e)
- viii. Enforcement Action N.J.A.C. 7:14A-2.9
- ix. Duty to Reapply N.J.A.C. 7:14A-4.2(e)3
- x. Signatory Requirements for Applications and Reports N.J.A.C. 7:14A-4.9
- xi. Effect of Permit/Other Laws N.J.A.C. 7:14A-6.2(a)6 & 7 & 2.9(c)
- xii. Severability N.J.A.C. 7:14A-2.2
- xiii. Administrative Continuation of Permits N.J.A.C. 7:14A-2.8
- xiv. Permit Actions N.J.A.C. 7:14A-2.7(c)
- xv. Reopener Clause N.J.A.C. 7:14A-6.2(a)10, 16.4(b) & 25.7(b)
- xvi. Permit Duration and Renewal N.J.A.C. 7:14A-2.7(a) & (b)
- xvii. Consolidation of Permit Process N.J.A.C. 7:14A-15.5
- xviii. Confidentiality N.J.A.C. 7:14A-18.2 & 2.11(g)
- xix. Fee Schedule N.J.A.C. 7:14A-3.1
- xx. UIC Corrective Action N.J.A.C. 7:14A-8.4
- xxi. Additional Conditions Applicable to UIC Permits N.J.A.C. 7:14A-8.9
- xxii. UIC Operating Criteria N.J.A.C. 7:14A-8.16
- b. Operation and Maintenance
  - i. Need to Halt or Reduce not a Defense N.J.A.C. 7:14A-2.9(b)
  - ii. Proper Operation and Maintenance N.J.A.C. 7:14A-6.12
- c. Monitoring and Records
  - i. Monitoring N.J.A.C. 7:14A-6.5
  - ii. Recordkeeping N.J.A.C. 7:14A-6.6
  - iii. Signatory Requirements for Monitoring Reports N.J.A.C. 7:14A-6.9
- d. Reporting Requirements
  - i. Planned Changes N.J.A.C. 7:14A-6.7
  - ii. Reporting of Monitoring Results N.J.A.C. 7:14A-6.8
  - iii. Noncompliance Reporting N.J.A.C. 7:14A-6.10 & 6.8(h)

- iv. Hotline/Two Hour & Twenty-four Hour Reporting N.J.A.C. 7:14A-6.10(c) & (d)
  - v. Written Reporting N.J.A.C. 7:14A-6.10(e) &(f) & 6.8(h)
  - vi. Duty to Provide Information N.J.A.C. 7:14A-2.11, 6.2(a)14 & 18.1
  - vii. Compliance Schedules N.J.A.C. 7:14A-6.4
  - viii. Transfer N.J.A.C. 7:14A-6.2(a)8 & 16.2
- e. Copies of the NJPDES rules may be purchased by contacting Lexis Nexis - Customer Service at (800) 223-1940, or go to the Lexis Nexis bookstore on the internet at [www.lexisnexis.com/bookstore](http://www.lexisnexis.com/bookstore).

## **J. Additional Conditions**

### **1. Agency and Public Review**

- a. The Tier A Municipality shall make the SPPP available upon request to an authorized representative of the Department and to the owner of and operating entity for any municipal separate storm sewer system that receives discharges from the Tier A Municipality's small MS4.
- b. Upon review by an authorized representative, the Department may notify the Tier A Municipality at any time that the SPPP does not meet one or more of the minimum requirements. Within 30 days after receiving such notification (unless otherwise specified by the Department), the SPPP shall be amended to adequately address all deficiencies, and written certification of such amendments shall be submitted to the Department.
- c. Tier A Municipalities shall make records required by this permit, including its SPPP, available to the public at reasonable times during regular business hours (see N.J.A.C. 7:14A-18 for confidentiality provisions).

### **2. Other Laws**

- a. In accordance with N.J.A.C. 7:14A-6.2(a)7, this permit does not authorize any infringement of State or local law or regulations, including, but not limited to the Pinelands rules (N.J.A.C. 7:50), N.J.A.C. 7:1E (Department rules entitled "Discharges of Petroleum and other Hazardous Substances"), the New Jersey Register of Historic Places Rules (N.J.A.C. 7:4), and all other Department rules. No discharge of hazardous substances (as defined in N.J.A.C. 7:1E-1.6) resulting from an onsite spill shall be deemed to be "pursuant to and in compliance with [this] permit" within the meaning of the Spill Compensation and Control Act at N.J.S.A. 58:10-23.11c.

### **3. Operations and Maintenance Manual**

- a. In accordance with N.J.A.C. 7:14A-6.12(c), for a discharge authorized by this permit, the Tier A Municipality is exempt from the requirement to prepare an operations and maintenance manual.

**Attachment A**  
**Contents of the Stormwater Pollution Prevention Plan**

**A. SPPP Team**

1. The Stormwater Pollution Prevention Plan (SPPP) shall identify the person or persons responsible for implementing or coordinating the SPPP activities (including at the Tier A Municipality's discretion, OMs).

**B. Description of Required Best Management Practices**

1. The SPPP shall identify and discuss each Statewide Basic Requirement (SBR) and best management practice (BMP) required by the Tier A Municipal Stormwater General Permit.
2. The SPPP shall identify and discuss each Additional Measure (AM), if any, required by the Tier A Municipal Stormwater General Permit.
3. The SPPP shall identify and discuss any Optional Measures (OMs) the Tier A Municipality chooses to include in its stormwater program.
4. For each SBR, AM, or OM included in the Tier A Municipality's stormwater program, the SPPP shall:
  - a. Describe the method of implementation;
  - b. Include detailed record keeping, as appropriate or as required;
  - c. Include an implementation schedule consistent with permit requirements, including interim milestones;
  - d. Include any special diagrams required by the permit (i.e., Storm Drain Inlet Labeling and Illicit Connection Elimination and MS4 Outfall Pipe Mapping);
  - e. Sharing responsibilities (If the Tier A Municipality wants to share responsibilities for implementing one or more control measures (other than OMs) with one or more other entities pursuant to N.J.A.C. 7:14A-25.7(a), the SPPP must describe which measure(s) the Tier A Municipality will implement, and identify the entity(ies) that will implement the other measure(s));
  - f. Include maintenance schedules, as appropriate; and
  - g. Include inspection schedules, as appropriate.
5. Identifying Areas Served by Combined Sewer
  - a. Tier A Municipalities that want to exclude any "combined sewer area" from the stormwater program must include a map showing the boundaries of the combined sewer area. A "combined sewer area" is an area that is excluded because all stormwater from that area (and operated by the municipality) is discharged to combined (or sanitary) sewer systems.

**Attachment B**  
**Procedures for Detecting, Investigating, and Eliminating Illicit Connections**

*Detection*

An illicit connection for the purposes of this permit, is any physical or non-physical connection that discharges domestic sewage, non-contact cooling water, process wastewater, or other industrial waste (other than stormwater) to the Tier A Municipality's small MS4, unless that discharge is authorized under a NJPDES permit other than this Tier A Municipal Stormwater General Permit (non-physical connections may include, but are not limited to, leaks, flows, or overflows into the municipal separate storm sewer system). An illicit connection is also any category of non-stormwater discharges that a Tier A Municipality identifies as a source or significant contributor of pollutants pursuant to 40 C.F.R. 122.34(b)(3)(iii).

MS4 outfall pipes, for the most part, should not be discharging during substantial dry periods (72 hours after a rain event). Such flow is frequently referred to as "dry weather flow", which may be the result of an illicit connection. All dry weather flows are generally non-stormwater discharges, however not all dry weather flows are illicit connections. Some non-stormwater flows result from the improper disposal of waste (e.g., radiator flushing, engine degreasing, improper disposal of oil) and some may be the result of allowable discharges such as residential car washing, irrigation runoff, permitted (NJPDES) discharges and natural waters (e.g., spring water and groundwater infiltration). By using the Department's Illicit Connection Inspection Report form and making physical observations, a Tier A Municipality will compile information that will help determine if the dry weather flow is an illicit connection and the most likely source of the illicit connection. After making these physical observations, additional chemical field testing will enable a Tier A Municipality to further narrow the potential source(s) of the illicit connection.

The first physical observation is to observe if there is a dry weather flow. Some dry weather discharges are continuously flowing and some are intermittent. Observations will allow the Tier A Municipality to establish with reasonable certainty if there is an intermittent flow. If there are indications of intermittent flows (staining, odors, deterioration of outfall structure) follow-up investigations are required (see Investigation section). An estimate of the flow rate of the discharge shall also be noted (flow rate can be estimated by various methods, including timing how long it takes to fill a container of a known size). Additional physical observations and measurements shall be made for odor, color, turbidity, floatable matter, temperature, deposits and stains, vegetation and algal growth and condition of outfall structure (see Illicit Connection Inspection Report form). Information compiled from physical observations and field monitoring should be used to help identify potential sources. These observations are very important since they are the simplest method of identifying grossly contaminated dry weather flows. If physical observations alone are sufficient to warrant further investigation, then field testing is not required.

If a dry weather flow exists, and after making all physical observations (unless physical observations are enough to warrant further investigation), the Tier Municipality shall field test for surfactants (detergents). If these flows contain surfactants in excess of the detection limit, Tier A Municipalities shall field test for ammonia (as N) and potassium to help distinguish sanitary wastewater sources from other non-stormwater flows that contain detergents. Non-stormwater discharges that are absent of surfactants shall be tested for fluoride to help distinguish potable from non-potable sources. Municipalities should refer to the Tier A Stormwater General Permit Guidance Manual for assistance and interpretation of field testing results.

All of the tests for the tracing of illicit connections may be performed in the field by employees of the Tier A Municipality or may be contracted out. Lab certification for those parameters is not required, however all person(s) responsible for calibrating, maintaining, and taking field samples shall be trained in the use of the equipment and appropriate field testing protocol.

#### Investigation

Any storm sewer outfall pipe found during the initial inspection or on any subsequent inspection to have a non-stormwater discharge or indications of an intermittent non-stormwater discharge requires further investigation by the Tier A Municipality to identify and locate the specific source. Non-stormwater discharges suspected of being sanitary sewage and/or significantly contaminated shall be prioritized and investigated first. Investigations of non-stormwater discharges suspected of being cooling water, washwater, or natural flows may be delayed until after all suspected sanitary sewage and/or significantly contaminated discharges have been investigated, eliminated and/or resolved.

Dry weather flows believed to be an immediate threat to human health or the environment shall be reported immediately to the Department's Action Hotline at 1-877-WARNDEP (1-877-927-6337).

Physical observations and field testing can help narrow the identification of potential sources of a non-stormwater discharge. However it is unlikely that either will pinpoint the exact source. Therefore, Tier A Municipalities will need to perform investigations "upstream" to identify illicit connections to systems with identified problem outfalls.

All non-stormwater discharges, whether continuous or intermittent must be investigated by the Tier A Municipality. All investigations must be resolved. If the source is found to be a non-stormwater discharge authorized under Part I, Section A.2.c of the permit, no further action is required. If a non-stormwater discharge is found but no source is able to be located within six (6) months of beginning the investigation, then the Tier A Municipality shall submit to the Department a Closeout Investigation form to close out the investigation. The Tier A Municipality must document that a good faith effort was made to find the source of the dry weather discharge and document each phase of the investigation. If the observed discharge is intermittent the Tier A Municipality must document, in the Illicit Connection Inspection Report form, that a minimum three (3)

separate investigations were made to observe the discharge when it is flowing. If these attempts are unsuccessful, the Tier A Municipality shall submit to the Department the Closeout Investigation form noted above. However, since this is an ongoing program, the Tier A municipality should periodically recheck these suspected intermittent discharges.

Elimination

Non-stormwater discharges traced to their source and found to be illicit connections subject to the ordinance prohibiting illicit connections shall be eliminated. At the time the illicit connection is detected the responsible party shall be cited for violation of the municipal ordinance prohibiting illicit connections and given thirty (30) days to cease the non-stormwater discharge. The responsible party may apply for a NJPDES permit for the discharge, but the discharge shall be ceased until a valid NJPDES permit has been issued by the Department. Tier A Municipalities are required to verify that the illicit discharge was eliminated by the responsible party within the specified timeframe and ensure that measures taken to eliminate the discharge are permanent and are not done in such a manner that would allow easy reconnection to the MS4.

When a responsible party fails to eliminate the discharge, Tier A Municipalities shall take the necessary steps to enforce their ordinance, including court action. In such instances the Department shall be notified by written correspondence so it is aware of any pending action and is able to provide assistance if needed.

If an illicit connection cannot be located or is found to emanate from another public entity, Tier A Municipalities must submit to the Department a written explanation detailing the results of the investigation and notify that public entity.



## **Attachment C**

### **Design Standard - Storm Drain Inlets**

This standard applies to storm drain inlets installed as part of new development and redevelopment projects (public or private) that disturb one acre or more. In addition, retrofitting of existing storm drain inlets to this standard is required where such inlets are in direct contact with repaving, repairing (excluding repair of individual potholes), reconstruction or alterations of facilities owned or operated by the Tier A Municipality. For exemptions to this standard see "Exemptions" below.

#### Grates in Pavement or Other Ground Surfaces

Design engineers shall use either of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:

1. The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines (April 1996).
2. A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension.

(In regard to whether the different grate must also be bicycle safe, the Residential Site Improvement Standards include requirements for bicycle-safe grates.)

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater basin floors.

#### Curb-Opening Inlets (Including Curb-Opening Inlets in Combination Inlets)

Whenever design engineers use a curb-opening inlet, the clear space in that curb opening (or each individual clear space, if the curb opening has two or more clear spaces) shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

#### Exemptions

##### *Retrofitting Exemptions*

1. Repaving, repairing, reconstruction or alterations projects that began construction prior to March 3, 2004, and projects that were awarded bid prior to March 3, 2004, are exempted from the storm drain inlet design standard.
2. Existing curb-opening inlets do not need to be retrofitted to meet the design standard if each individual clear space in the curb opening has an area of no more than nine (9.0) square inches.

##### *Hydraulic Performance Exemptions*

1. New Development and Redevelopment Projects - Where the review agency determines that this standard would cause inadequate hydraulic performance that

could not practicably be overcome by using additional or larger storm drain inlets that meet these standards.

2. Retrofitting of existing storm drain inlets - Where the review agency determines that this standard would cause inadequate hydraulic performance.

*Alternative Device Exemptions*

1. Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:
  - a. A rectangular space four and five-eighths inches long and one and one-half inches wide (this option does not apply for outfall netting facilities); or
  - b. A bar screen having a bar spacing of 0.5 inches.
2. Where flows are conveyed through a trash rack that has parallel bars with one-inch (1") spacing between the bars, to the elevation of the water quality design storm as specified in N.J.A.C. 7:8.

Note - The preceding exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle-safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

*Historic Places Exemption*

1. Where the Department determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

**Attachment D**  
**Required Practices for Fueling Operations, Vehicle Maintenance, and Good Housekeeping SBRs**

The following BMPs must be implemented at maintenance yards including maintenance activities at ancillary operations (for example, impound yards, solid waste transfer stations, mobile fueling), where applicable, operated by Tier A Municipalities:

**A. Inventory Requirements for Municipal Maintenance Yard Operations (including Ancillary Operations)**

1. Tier A Municipalities shall include for municipal maintenance yard operations an inventory that includes the following:
  - a. A list to be made part of the SPPP of general categories of all materials or machinery located at the municipal maintenance yard, which could be a source of pollutants in a stormwater discharge. The materials in question include, but are not limited to: raw materials; intermediate products; final products; waste materials; by-products; machinery and fuels; and lubricants, solvents, and detergents that are related to the municipal maintenance yard operations or ancillary operations. Materials or machinery that are not exposed to stormwater or that are not located at the municipal maintenance yard or related to its operations do not need to be included.

**B. Fueling**

1. No topping off vehicles, mobile fuel tanks, and storage tanks. Drip pans must be used under all hose and pipe connections and other leak-prone areas during bulk transfer of fuels.
2. Block storm sewer inlets, or contain tank trucks used for bulk transfer, with temporary berms or temporary absorbent booms during the transfer process. If temporary berms are being used instead of blocking the storm sewer inlets, all hose connection points associated with the transfer of fuel must be within the temporary berms during the loading/unloading of bulk fuels. A trained employee must always be present to supervise during bulk fuel transfer.
3. Clearly post, in a prominent area of the facility, instructions for safe operation of fueling equipment, and appropriate contact information for the person(s) responsible for spill response.
4. Any equipment, tanks, pumps, piping and fuel dispensing equipment found to be leaking or in disrepair must immediately be repaired or replaced.

**C. Vehicle Maintenance**

1. Perform all vehicle and equipment maintenance at an indoor location with a paved floor whenever possible. For projects that must be performed outdoors that last more than one day, portable tents or covers must be placed over the equipment being serviced when not being worked on, and drip pans must be used.

**D. General Good Housekeeping**

1. Properly mark or label all containers. Labels must be kept clean and visible. All containers must be kept in good condition and tightly closed when not in use. When practical, containers must be stored indoors. If indoor storage is not practical, containers may be stored outside as long as they are covered and placed on spill platforms. An area that is graded and/or bermed that prevents run-through of stormwater may be used in place of spill platforms. Outdoor storage locations must be regularly maintained.
2. Conduct cleanups of any spills or liquids or dry materials immediately after discovery. Clean all maintenance areas with dry cleaning methods only. Spills shall be cleaned up with a dry, absorbent material (i.e., kitty litter, sawdust, etc.) and the rest of the area is to be swept. Collected waste is to be disposed of properly. Clean-up materials, spill kits and drip pans must be kept near any liquid transfer areas, protected from rainfall.

**E. Good Housekeeping Practices for Salt and De-icing Material Handling**

1. The SPPP for De-icing Material Storage shall include the following required practices to ensure that Municipal Maintenance Yard Operations prevent or minimize the exposure of salt and de-icing materials to stormwater runoff from storage, loading and unloading areas and activities:
  - a. Prevent and/or minimize the spillage of salt and de-icing materials during loading and unloading activities.
  - b. At the completion of loading and unloading activities, spilled salt and de-icing materials shall be removed using dry cleaning methods and either reused or properly discarded.
  - c. Sweeping by hand or mechanical means of storage and loading/unloading areas shall be done on a regular basis. More frequent sweeping is required following loading/unloading activities. Sweeping shall also be conducted immediately following, as practicable, loading/unloading activities.
  - d. Tracking of materials from storage and loading/unloading areas shall be minimized.
  - e. Minimize the distance salt and de-icing materials are transported during loading/unloading activities.
2. Interim Seasonal Tarping - All Tier A Municipalities must tarp all de-icing materials until a permanent structure is built. Interim storage measures must include, but are not limited to the following:
  - a. Tarping materials that are not actively being used.
  - b. The storage of de-icing materials (salt and de-icing products) outside is limited to October 15th through April 30th. All salt and de-icing materials must be removed from the site prior to May 1st and may not be stored outside again until October 15th.

- c. The implementing of a regular inspection, sweeping and housekeeping program to ensure that the material is maintained and stored in a proper manner.

**F. Inspections**

1. Inspections of all Municipal Maintenance Yard Operations shall be conducted regularly.
2. Discharge of Stormwater from Secondary Containment
  - a. The discharge pipe/outfall from a secondary containment area must have a valve and the valve must remain closed at all times except as described below. A municipality may discharge stormwater that accumulated in the secondary containment area if a visual inspection is performed to ensure that the contents of aboveground storage tank have not come in contact with the stormwater to be discharged. Visual inspections are only effective when dealing with materials that can be observed, like petroleum. If the contents of the tank are not visible in stormwater, the municipality must rely on previous tank inspections to determine with some degree of certainty that the tank has not leaked. If the municipality cannot make a determination with reasonable certainty that the stormwater in the secondary containment area is uncontaminated by the contents of the tank, then the stormwater shall be hauled for proper disposal.

**Attachment E**  
**Local Public Education Approved Activities and Point Totals**

**A. Tier A Municipalities shall conduct educational activities that total a minimum of 10 points annually. Each approved activity is listed below with an assigned point value.**

1. **School Presentations** - Present educational classes/assemblies to local elementary, middle, and/or high school classes. (1 point per visit / maximum of 5 points per year)
2. **Website** – Maintain a stormwater related page on the municipal website and include a link to [www.cleanwaternj.org](http://www.cleanwaternj.org). (1 point)
3. **Stormwater Display** – Present a stormwater related display and materials at any municipal event (e.g., Earth Day, town picnic) or maintain a display at the municipal building (2 points)
4. **Giveaway** – Distribute an item with a stormwater related message (e.g., refrigerator magnets, temporary tattoos, bookmarks, coloring books, and pens or pencils). Municipality must purchase a minimum number of the item equal to 10% of the municipal population. (2 points)
5. **Citizen Stormwater Advisory Committee** – Establish a subcommittee to the Environmental Commission to identify, coordinate and implement stormwater related programs. (2 points)
6. **Utilize Department Materials** - Use Department created stormwater education materials, which can be found on [www.cleanwaternj.org](http://www.cleanwaternj.org) to publish an ad in a newspaper that serves the municipality; broadcast a radio or television commercial on a local radio or municipal public service channel; produce a billboard or sign which can be displayed on a bus, bus stop shelter, or at a recreation field (outfield sign). (2 points each / maximum of 4 points per year)
7. **Poster Contest** – Organize a poster contest with a local school district. Poster themes shall have an appropriate stormwater message. Posters are to be displayed at buildings within the municipality such as at the town hall, library, or school. (2 points)
8. **Stormwater Training for Elected Municipal Officials** – Conduct a program for all elected municipal officials which educates them on the Stormwater Management Rules (N.J.A.C. 7:8), Tier A Permit and what steps the municipality has already taken to minimize stormwater pollution. (3 points)
9. **Mural** – Facilitate the planning and painting of a stormwater pollution themed mural at a local downtown/commercial area. (3 points)
10. **Mailing** – Distribute any of the Department’s educational brochures, tip cards, or a municipally produced equivalent (e.g, calendar, recycling schedule), to every resident and business in the municipality. (3 points)
11. **Partnership Agreement / Local Event** - Identify and enter into a partnership

agreement with a local group such as a watershed organization, Riverkeeper, school, youth/faith based group and/or other nonprofit to carry out a minimum of two (2) watershed stewardship/education activities (e.g., litter march, stream/beach cleanup). (3 points)

**12. Ordinance Education** – Distribute a letter from the mayor to every resident and business in the municipality highlighting the requirements and environmental benefits of the Pet Waste, Litter, Improper Disposal of Waste, Wildlife Feeding, Yard Waste, Illicit Connection, Refuse Container, and Private Storm Drain Inlet Retrofitting Ordinances. This letter/article must also reference a page on the municipal website (if applicable) to which residents can go to read these ordinances. (5 points)

\* Posting these ordinances does not constitute the development of a website referenced above.

**Attachment F**  
**MUNICIPALITIES AFFECTED BY THE TMDL FOR THE “NON-TIDAL  
PASSAIC RIVER BASIN ADDRESSING PHOSPHORUS IMPAIRMENTS”**

Bergen County

Elmwood Park Borough	Fair Lawn Borough	Franklin Lakes Borough
Garfield City	Glen Rock Borough	Mahwah Township
Midland Park Borough	Oakland Borough	Ramsey Borough
Ridgewood Village	Waldwick Borough	Wycoff Township

Essex County

Caldwell Borough	Cedar Grove Township	Essex Fells Borough
Fairfield Township	Livingston Township	Millburn Township
Montclair Township	North Caldwell Borough	Roseland Borough
Verona Township	West Caldwell Township	West Orange Township

Morris County

Butler Borough	Boonton Town	Boonton Township
Denville Township	Chatham Borough	Chatham Township
Hanover Township	East Hanover Township	Florham Park Borough
Long Hill Township	Kinnelon Borough	Lincoln Park Borough
Mendham Township	Madison Borough	Mendham Borough
Morris Township	Montville Township	Morris Plains Borough
Parsippany-Troy Hills	Morristown Town	Mountain Lakes Borough
Riverdale Borough	Pequannock Township	Randolph Township

Passaic County

Bloomington Borough	Clifton City	Haledon Borough
Hawthorne Borough	Little Falls Township	North Haledon Borough
Paterson City	Pompton Lakes Borough	Prospect Park Borough
Ringwood Borough	Totowa Borough	Wanaque Borough
Wayne Township	West Milford Township	West Paterson Borough

Somerset County

Bernards Township	Bernardsville Borough	Bridgewater Township
Warren Township		

Union County

Berkeley Heights Twp.	New Providence Borough	Summit City
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**Appendix B**  
**Annual Report and Certification, SPPP and Tier A Matrix**

## Annual Report and Certification Tier A Municipal Stormwater General Permit

<b>Municipality Information</b>	Municipality: <u>City of Camden</u> County <u>Camden</u> NJPDES # : <u>NJG/NJ 0153338</u> PI ID #: <u>171564</u> Team Member: <u>Fred Martin / Senior Administrative Analyst</u> Date <u>5/14/07</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>
<b>Stormwater Pollution Prevention Plan</b>	
Have you prepared a Stormwater Pollution Prevention Plan that describes your Stormwater Program? Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> ) Does the SPPP include all of the information and items required by the permit (including Attachment A)? Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> ) Is the SPPP signed and dated? Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> ) Date SPPP signed: <u>12/31/2006</u> Is the SPPP retained by your Municipal Stormwater Program Coordinator? Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> ) Was the SPPP amended since the last annual report? Y ( <input type="checkbox"/> ) N ( <input checked="" type="checkbox"/> ) If so, in general terms, what was amended?	
<b>Public Notice</b>	
Are you complying with applicable State and local public notice requirements when providing for public participation in the development and implementation of your stormwater program? Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> )	

# Annual Report and Certification

Tier A Municipal Stormwater General Permit

Municipality Information	Municipality: <u>City of Camden</u> County <u>Camden</u> NJPDES # : <u>NJG171564</u> PI ID #: <u>171564</u> Team Member: <u>Fred Martin / Senior Administrative Analyst</u> Date <u>05/14/07</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>
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## Post-Construction Stormwater Management in New Development and Redevelopment

Are you ensuring that any residential development and redevelopment projects that are subject to the Residential Site Improvement Standards for stormwater management comply with those standards? Y (  ) N (  )

Are you ensuring adequate long-term operation and maintenance of BMPs on property that you own or operate? Y (  ) N (  )

For storm drain inlets that you install, are you complying with the standards set forth in Attachment C of the permit to control passage of solid and floatable materials? Y (  ) N (  )

Have you forwarded a copy of the proposed municipal stormwater management plan required by the permit to the county planning board at least 20 days prior to the date of your public hearing on that plan? Y (  ) N (  )

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

*[for purposes of this annual report, "municipal stormwater management plan" means a new municipal stormwater management plan, as well as amendments to an existing municipal stormwater management plan]*

Have you adopted a municipal stormwater management plan in accordance with N.J.A.C. 7:8-4? Y (  ) N (  )

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

Status of this plan (if not adopted): *To be rpresented to the Planning Board in April 2005*

Have you transmitted, within 30 days after adoption, a copy of your adopted municipal stormwater management plan to the county planning board for its information and files? Y (  ) N (  )

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

Have you forwarded a copy of the proposed municipal stormwater control ordinance(s) required by the permit to the county planning board at least 10 days prior to the date of your public hearing on the ordinance(s)? Y (  ) N (  )

Date forwarded: *Ordinances adopted prior*

Have you adopted a municipal stormwater control ordinance(s) in accordance with N.J.A.C. 7:8-4?  
Y (  ) N (  )

Date adopted: *previously adopred*

Status of this ordinance(s) (if not adopted):

Have you submitted your adopted municipal stormwater management plan and stormwater control ordinance(s) to the appropriate county review agency for approval? Y (  ) N (  )

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

Are your adopted municipal stormwater management plan and stormwater control ordinance(s) approved and in effect? Y (  ) N (  )

Effective date: *2004*

Ordinance number(s): *City Admin Code. various*

Status of adopted plan and ordinance(s) (if not in effect):

Have you:

Placed your approved municipal stormwater management plan and stormwater control ordinance(s) on your website, and notified the Department, the Soil Conservation District and State Soil Conservation Committee? Y (  ) N (  ) N/A (  )

Date you notified the Department: \_\_\_\_\_

**OR**

Submitted your approved municipal stormwater management plan and stormwater control ordinance(s) to the Department, and provided notice to the Soil Conservation District and State Soil Conservation Committee? Y (  ) N (  ) N/A (  )

Date submitted to the Department: \_\_\_\_\_

Are you enforcing your approved municipal stormwater control ordinance(s)? Y (  ) N (  )

Have you granted any variances or exemptions from the design and performance standards for stormwater management measures set forth in your approved municipal stormwater management plan and stormwater control ordinance(s)? Y (  ) N (  )

If yes, does your approved municipal stormwater management plan include a mitigation plan in accordance with N.J.A.C. 7:8-4.2(c)11? Y (  ) N (  )

Did you submit a written report to the county review agency and the Department describing the variance or exemption and the required mitigation? Y (  ) N (  )

Date(s) report(s) submitted to the Department: \_\_\_\_\_

For storm drain inlets not installed by you, are you enforcing compliance with the standards set forth in Attachment C of the permit to control passage of solid and floatable materials? Y (  ) N (  )

If yes, specify whether such compliance is enforced through your stormwater control ordinance(s) or through a separate ordinance (and provide the separate ordinance number): *by actions of the Camden Redevelopment Agency and RSIS through the Planning Board Engineer*

Are you ensuring adequate long-term operation and maintenance of BMPs on property that you do not own or operate? Y (  ) N (  )

If yes, briefly indicate how this being accomplished (e.g., ordinance requiring operation and maintenance by private entity; operation and maintenance by you or other governmental entity):

Have you reexamined your approved municipal stormwater management plan at each reexamination of your master plan in accordance with N.J.A.C. 7:8-4? Y (  ) N (  )

Date reexamination report adopted: Revised Zoning Ordinance

# Annual Report and Certification

Tier A Municipal Stormwater General Permit

Municipality  
Information

Municipality: City of Camden County: Camden

NJPDES # : NJG0153338 PI ID #: 171564

Team Member: Frederick Martin / Senior Administrative Analyst

Date 05/14/07 Effective Date of Permit Authorization (EDPA): 04/01/04

## Local Public Education

### Local Public Education Program

Have you developed a Local Public Education Program? Y (  ) N (  )

Date development of program completed: ongoing

Date of Annual Distribution of Educational Brochure: N/A

Method of Distribution:

Date of Annual Event: \_\_\_\_\_

Description of Event:

### Storm Drain Inlet Labeling

Have you established a storm drain inlet labeling program? Y (  ) N (  )

Have you divided your municipality into two sectors for the purpose of storm drain inlet labeling?

Y (  ) N (  )

If "yes," indicate the number of sectors labeled to date:  0  1  2

If "no," please check approximate percentage of storm drain inlets labeled to date:

25%  50%  75%  100%  other (specify) less than 5%

Have you developed a long term maintenance plan for the storm drain inlet labels? Y (  ) N (  )

Are you implementing your long-term maintenance plan? Y (  ) N (  )

# Annual Report and Certification

Tier A Municipal Stormwater General Permit

Municipality  
Information

Municipality: City of Camden County Camden

NJPDES # : NJG0153338 PI ID #: 171564

Team Member: Frederick Martin / Senior Administrative Analyst

Date 05/14/07 Effective Date of Permit Authorization (EDPA): 04/01/04-----

## Improper Disposal of Waste

Have you adopted and are you enforcing a:

- |   |                            |
|---|----------------------------|
| Pet Waste Ordinance Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> )  | Date adopted: <u>prior</u> |
| Litter Ordinance Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> ) N/A ( <input type="checkbox"/> )                        | Date adopted: <u>prior</u> |
| State Litter Statute Y ( <input type="checkbox"/> ) N ( <input type="checkbox"/> ) N/A ( <input checked="" type="checkbox"/> )                    |                            |
| Improper Disposal of Waste Ordinance Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> )                                     | Date adopted: <u>prior</u> |
| Wildlife Feeding Ordinance Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> )   | Date adopted: <u>prior</u> |
| Containerized Yard Waste Ordinance Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> ) N/A ( <input type="checkbox"/> )      | Date adopted: <u>prior</u> |
| Yard Waste Collection Program Ordinance Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> ) N/A ( <input type="checkbox"/> ) | Date adopted: <u>prior</u> |
| Illicit Connection Ordinance Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> )   | Date adopted: <u>prior</u> |

Status of these ordinances (if not adopted):

Method(s) of enforcement (e.g., summons, warnings, additional signs, etc.): DPW Inspectors issue citations and eventually criminal penalties

Are you distributing the Pet Waste Information Sheets with pet licenses? Y (  ) N (  )

## Yard Waste Collection Program

Have you developed a yard waste collection program? Y (  ) N (  ) N/A (  )

Collection Dates:

October  November  December  Spring Cleanup

# Annual Report and Certification

Tier A Municipal Stormwater General Permit

<b>Municipality Information</b>	Municipality: <u>City of Camden</u> County <u>Camden</u> NJPDES # : <u>NJG0153338</u> PI ID #: <u>171564</u> Team Member: <u>Fred Martin / Senior Administrative Analyst</u> Date <u>05/14/07</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>
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## Illicit Connection Elimination and MS4 Outfall Pipe Mapping

### Outfall Pipe Mapping

Number of sectors with MS4 outfall pipes mapped to date (please check):  0       1       2  
 Date first sector completed: 01/05 Date second sector completed: 06/05

### Illicit Connection Elimination Program

Have you developed an Illicit Connection Elimination program? Y (  ) N (  )

Date development of program completed: previously adopted

Have you begun the initial physical inspection of all outfall pipes using the Department's Illicit Connection Inspection Report form? Y (  ) N (  )

Number of outfalls physically inspected since May 2<sup>nd</sup> of previous year: 8

Number of outfalls found to have dry weather flows during that period: N/A

Number of outfalls found to have an illicit connection during that period: None

Number of illicit connections found during that period: None

Number of illicit connections eliminated during that period: 0

(For any outfalls found to have dry weather flows, a copy of the inspection report shall be submitted with this Annual Report and Certification.)

**Provide the following information for each outfall found to have an illicit connection since May 2nd of previous year.**

Outfall Identifier	Source of Illicit Connection	Date Eliminated



# Annual Report and Certification

Tier A Municipal Stormwater General Permit

Municipality  
Information

Municipality: City of Camden County: Camden

NJPDES # : NJG0153338 PI ID #: 171564

Team Member: Fred Martin ? Senior Administrative Analyst

Date: 05/15/07 Effective Date of Permit Authorization (EDPA): 04/01/04

## Street Sweeping Program

Have you developed a Street Sweeping Program? Y (  ) N (  )

Were all required streets swept? Y (  ) N (  )

Did you sweep more than the required streets? Y (  ) N (  )

What was the total number of miles swept? 10,600 miles.

Please list the total amount of materials collected for each month since May 2nd of previous year:

May see total

June see total

July see total

August see total

September see total

October see total

November see total

December see total

January no

February no

March no

April see total

If street sweeping was not completed for any of these months, please explain: *street sweeping not conducted in Fairview Historic district, street sweeping not conducted during Jnauary through March due to weather issues. Total tonnage removed jn period wa4,040 . Note the quantity will be furnished montly in future reports.*

# Annual Report and Certification

Tier A Municipal Stormwater General Permit

<b>Municipality Information</b>	Municipality: <u>City of Camden</u> County: <u>Camden</u> NJPDES # : <u>NJG0153338</u> PI ID #: <u>171564</u> Team Member: <u>Frederick Martin / Senior Administrative Analyst</u> Date: <u>05/14/07</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>
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## Storm Drain Inlet Retrofitting

Were all storm drain inlets in direct contact with repaving, repairing, reconstruction or alterations retrofitted or replaced to meet the standard? Y (  ) N (  )

Attach a sheet indicating areas where there were repaving, repairing, reconstruction, or alteration projects.

Attach a list of storm drain inlets that were exempted as a part of these projects.

## Outfall Pipe Stream Scouring Remediation

Have you developed an Outfall Pipe Stream Scouring Remediation Program? Y (  ) N (  )  
 Date development of program completed: Not applicable

### Program Status

Location of Outfall Pipe (including alphanumeric identifier)	Repair Start Date	Repair Complete Date
SN34060 Pipe runs through side yard of church at t		
SN34130 Pipe runs through side yard of 2605 Tuckah		
SN34855 Pipe runs through side yard of 2897 Tuckah		
SN37965 Pipe runs through 500, 530 and 550 Merrima		
SN37295 Pipe runs off Independence		
SN37795 Pipe runs through side yard of 3179 Alabam		
SN37850 Pipe runs through Side yard of 3179 Alabama		
SN34940 Pipe is located off independence, behind t		

# Annual Report and Certification

Tier A Municipal Stormwater General Permit

Municipality Information	Municipality: <u>City of Camden</u> County: <u>Camden</u>
	NJPDES # : <u>NJG0153338</u> PI ID #: <u>171564</u>
	Team Member: <u>Daniel Pfeiderer</u>
	Date: <u>05/14/06</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>
<b>Stormwater Facility Maintenance</b>	
Have you developed a Stormwater Facility Maintenance Program? Y ( <input type="checkbox"/> ) N ( <input checked="" type="checkbox"/> )	
Date development of program completed: <u>N/A located in CSO areas</u>	
<b>Catch Basins:</b>	
Total number of catch basins that you operate: <u>192</u>	
Were all catch basins inspected and/or cleaned? Y ( <input type="checkbox"/> ) N ( <input checked="" type="checkbox"/> )	
Total number of catch basins cleaned: <u>127</u>	
Amount of materials removed from catch basins, if available: <u>39</u> tons	
<b>Other Stormwater Facilities:</b>	
Were all stormwater facilities (e.g., detention basins, filter strips, riparian buffers, infiltration trenches, sand filters, constructed wetlands, wet basins, bioretention systems, low flow bypasses, and stormwater conveyances) that you operate inspected? Y ( <input checked="" type="checkbox"/> ) N ( <input type="checkbox"/> )	
Were any found to be in need of cleaning or repair in order to function properly? Y ( <input type="checkbox"/> ) N ( <input checked="" type="checkbox"/> )	
Was the cleaning performed? Y ( <input type="checkbox"/> ) N ( <input checked="" type="checkbox"/> ) Were repairs made? Y ( <input type="checkbox"/> ) N ( <input checked="" type="checkbox"/> )	
Describe repair(s) or schedule for repair(s). Attach additional pages as necessary.	
<b>Road Erosion Control Maintenance</b>	
Have you developed a Roadside Erosion Control Program? Y ( <input type="checkbox"/> ) N ( <input checked="" type="checkbox"/> )	
Date development of program completed: <u>N/A</u>	
Were any areas of road erosion identified? Y ( <input type="checkbox"/> ) N ( <input checked="" type="checkbox"/> )	
Attach a sheet identifying the locations of road erosion and whether repairs have been made.	

# Annual Report and Certification

Tier A Municipal Stormwater General Permit

<b>Municipality Information</b>	Municipality: <u>City of Camden</u> County: <u>Camden</u> NJPDES # : <u>NJG0153338</u> PI ID #: <u>171564</u> Team Member: <u>Fred Martin / Senior Administrative Analyst</u> Date: <u>05/14/07</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>
<b>De-icing Material and Sand Storage</b>	
Are you currently using an existing permanent structure for de-icing material storage? Y ( <input type="checkbox"/> ) N ( <input type="checkbox"/> ) N/A ( <input checked="" type="checkbox"/> ) If a permanent structure is not yet built, is seasonal tarping being used? Y ( <input type="checkbox"/> ) N ( <input type="checkbox"/> ) N/A ( <input checked="" type="checkbox"/> ) If you answered N/A to the above questions, please explain:  If sand is being stored outside, is it set back 50 feet from storm sewer inlets, ditches or other stormwater conveyance channels, and surface water bodies? Y ( <input type="checkbox"/> ) N ( <input type="checkbox"/> ) N/A ( <input checked="" type="checkbox"/> )	
<b>Fueling Operations</b>	
Are you implementing Standard Operating Procedures for vehicle fueling and receiving of bulk fuel deliveries at maintenance yard operations? Y ( <input type="checkbox"/> ) N ( <input type="checkbox"/> ) Date SOP in effect: <u>N/A</u>	
<b>Vehicle Maintenance</b>	
Are you implementing Standard Operating Procedures for vehicle maintenance and repair activities at maintenance yard operations? Y ( <input type="checkbox"/> ) N ( <input type="checkbox"/> ) Date SOP in effect: <u>N/A</u>	
<b>Good Housekeeping Practices</b>	
Are you implementing Good Housekeeping Practices for all materials or machinery listed in the Inventory Requirements for Municipal Maintenance Yard Operations (including maintenance activities and ancillary operations)? Y ( <input type="checkbox"/> ) N ( <input type="checkbox"/> ) Date practices are in effect: <u>N/A</u>	

# Annual Report and Certification

Tier A Municipal Stormwater General Permit

<b>Municipality Information</b>	Municipality: <u>City of Camden</u> County: <u>Camden</u> NJPDES # : <u>NJG0153338</u> PI ID #: <u>171564</u> Date: <u>05/14/07</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>
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## Sharing of Responsibilities

For each of the following, indicate if you are relying on another entity to satisfy all or part of any permit requirements. For those you checked "yes," please give additional information on or with the appropriate Annual Report and Certification form (attach sheet if needed).

Statewide Basic Requirement	Relying on another entity?	
	"yes"	"no"
Public Notice	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ensure compliance with RSIS for stormwater management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal stormwater management plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal stormwater control ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Long term operation and maintenance of BMPs (post-construction)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm drain inlet design standard (post-construction)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local Public Education Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm Drain Inlet Labeling Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pet waste ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Litter ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper disposal of waste ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wildlife feeding ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yard waste collection program (including ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Outfall pipe mapping	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Illicit connection ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Illicit connection elimination program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Street sweeping	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm drain inlet retrofitting	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintenance of municipally operated stormwater facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Road erosion control	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Outfall pipe stream scouring	<input checked="" type="checkbox"/>	<input type="checkbox"/>
De-icing and sand storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fueling operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vehicle maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good housekeeping	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employee Training	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	NJPDES # : <u>NJG0153338</u> PI ID #: <u>171564</u>
	Team Member: <u>Frederick Martin / Senior Administrative Analyst</u>
	Date: <u>05/14/07</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>

## Incidents of Noncompliance

For any incidents of noncompliance, identify the steps being taken to remedy the noncompliance and to prevent such incidents from recurring.

- 1) *The contract was not initiated with the non profit community for public participation and inlet painting. The Department of Public Works has not been able to obtain funding to perform the work. The Department will endeavor to obtain funds through the Stormwater Grant program/*
- 2) *No compliance reports have been received from the City of Camden Department of Development and Planning regarding compliance with inlet replacement and the adoption of the revised zoning ordinance. The Zoning Ordinance has not been formally adopted, though storm water concerns are part of Planning Board reviews. Without amendment to the Zoning Ordinance, the Plan is not complete. The City's revised Master Plan (submitted to the County in 2002) addressed the issues of storm water management.*
- 3) *Camden failed to submit the 2006 compliance report in a timely manner.*

*Action Steps to prevent issues in future:*

- 1) *Camden has discussed the issue of the storm water grants with NJDEP and identified the issues that must be resolved to obtain funding. The materials will be forwarded to the COO's office on or about May 17, 2007 for action,*
- 2) *Grant funds to be used to fund contracts with community group (Weed and Seed Program) for painting inlets and community education in storm water only areas.*
- 3) *Camden has received funding form the Delaware Valley Regional Planning Commission to complete the adoption of the Zoning Ordinance during the ensuing 12 months. It is anticipated that this effort will complete the administrative requirements for this item.*
- 4) *This report is being submitted on time. United Water has implemented Standard Operating Procedure and reporting to ensure compliance with the Operational Requirements of the Plan.*

# Annual Report and Certification

Tier A Municipal Stormwater General Permit

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	NJPDES # : <u>NJG0153338</u> PI ID #: <u>171564</u>
	Team Member: <u>Frederick Martin / Senior Administrative Analyst</u>
	Date <u>05/14/07</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>

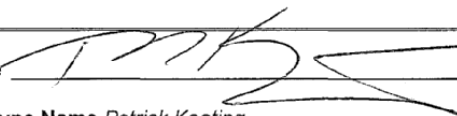
## Annual Certification

"I certify under penalty of law that this Annual Report and Certification and all attached documents were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate this information. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering this information, the information in this Annual Report and Certification and all attached documents is, to the best of my knowledge and belief, true, accurate and complete.

"I certify that the municipality is in compliance with its stormwater program, Stormwater Pollution Prevention Plan (SPPP) and the NJPDES Tier A Municipal Stormwater General Permit No. NJ0141852 except for any incidents of noncompliance which are identified herein. For any incidents of noncompliance, the Annual Report identifies the steps being taken to remedy the noncompliance and to prevent such incidents from recurring.

"I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for purposely, knowingly, recklessly, or negligently submitting false information."

Signature



Date 05/15/07

Print or Type Name Patrick Keating

Print or Type Title Director of Public works

## WHO MUST SIGN?

Either a principal executive officer or a ranking elected official; or duly authorized representative.

A principal executive officer or ranking elected official of the municipality may assign his or her signatory authority for this Certification to a duly authorized representative, which is a named individual or a title of a position having overall responsibility for the operation of municipal stormwater facilities or municipal environmental matters, by submitting a letter to the Bureau of Permit Management stating said authority and naming the individual or position. The duly authorized representative is the Municipal Stormwater Program Coordinator only if the Coordinator has overall responsibility for the operation of municipal stormwater facilities or municipal environmental matters.

CAMDEN CITY TIER A GENERAL STORMWATER PERMIT  
United Water Camden - Standard Operating Procedures & Annual Report  
April 2006 to March 2007

Catch Basin Cleaning Program

United Water Camden schedules catch basin inspection and cleaning on an ongoing basis. If at the time of inspection, no sediment, trash or debris is observed, then the basin will not be cleaned. The basin will be examined for proper function, and maintenance will be scheduled for each basin that is in disrepair.

Records of the specific basins inspected, condition, and amount of debris removed are retained. The number of basins inspected is reported to the Project Manager on a monthly basis, and a rolling total is determined. Adjustments are made to the schedule on a monthly basis to ensure that each basin is inspected at least once annually.

The City has a vortex separator located near the aquarium. The unit is checked quarterly and cleaned as needed.

Catch basins were inspected and cleaned per the SOP during the reporting period, and records were retained. The scheduling elements of the SOP will be implemented in 2007.

Complaints are investigated promptly by the Collection/Distribution Supervisor. A record of each complaint and its resolution is retained, and this information is transcribed onto a master list which is forwarded to the Department of Public Works.

Each complaint was investigated per the SOP during the reporting period. The master list is being implemented in 2007.

Roadside Erosion Control Maintenance Program

Observations of roadside erosion are reported to the Department of Public Works.

No roadside erosion was observed during the reporting period.

Outfall Pipe Stream Scouring

United Water Camden examines outfalls for evidence of scouring as they are being examined for illicit connections. Outfall pipes that are found to have stream and bank scouring are reported to the Department of Public Works for remediation and repair.

No evidence of scouring was noted during the reporting period.



#### Illicit Connection Elimination Program

United Water Camden examines outfalls for evidence of illicit connections as they are being examined for scouring. Inspections will be documented and records will be filed with our SPPP records. We will use the NJDEP Illicit Connection Inspection Report Form to conduct inspections when evidence of an illicit connection is noted.

Outfall pipes that are found to have dry weather flow or evidence of an intermittent non-stormwater flow will be rechecked and reported to Camden City. If we are able to locate the illicit connection, it will be reported to Camden City to initiate enforcement.

United Water Camden will investigate tips or complaints of illicit connections received from Camden City. Inspections will be documented and records will be filed with our SPPP records. United Water Camden will use the NJDEP Illicit Connection Inspection Report Form to conduct inspections when evidence of an illicit connection is noted. A record of each complaint and its resolution will be transcribed onto a master list which is forwarded to the Department of Public Works.

No illicit connections were observed during the reporting period.

#### Storm Drain Inlet Retrofitting

When United Water Camden repairs a storm drain inlet outside of a historic district, it will be replaced with an NJDEP approved inlet design. In historic districts, such as Fairview, we will discuss the matter with the Camden Historic Preservation Coordinator and install a design approved for this area.

#### Training

United Water Camden personnel working in the wastewater collection and water distribution systems are given practical field training in catch basin inspection, cleaning, maintenance and repair, and detection of roadside erosion. Management will seek to provide formal training to supervisors and operations personnel in various areas of stormwater pollution and prevention as it becomes available.

Formal training is being planned for 2007.

UNITED WATER CAMDEN  
P.O. Box 190, Camden, NJ 08101  
Tel: 856.635.1496 • Fax: 856.635.1501



Fred Martin  
City of Camden  
101 Newton Ave  
Camden, NJ 08101



STANDARD OPERATING PROCEDURES  
CAMDEN CITY TIER A GENERAL STORMWATER PERMIT  
March 2007

Catch Basin Cleaning Program

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United Water Camden				
Tier A General Stormwater Permit				
Catch Basin Inspection and Cleaning				
3/31/2007				
Date	Inlet location	Debris removed (CY) - estimate	Condition	Number of inlets
2/23/2007	Collings & Merrimac Rd	0.6	Foundation & frame OK	3
2/23/2007	Collings Rd & Ironside	0.6	Foundation & frame OK	2
2/23/2007	Collings Rd & Tuckahoe	0.6	Foundation & frame OK	2
2/23/2007	Collings Rd & Tennessee	0.6	Foundation & frame OK	3
2/23/2007	Collings Rd & New Jersey	0.6	Foundation & frame OK	2
2/24/2007	Morgan Blvd	0.4	Foundation & frame OK	2
2/24/2007	Yorkship Square	0.6	Foundation & frame OK	4
2/24/2007	Olympia & Congress	0.6	Foundation & frame OK	2
2/24/2007	Collings Rd & Congress	0.6	Foundation & frame OK	1
2/26/2007	Collings Rd & N. Atlanta	0.6	Foundation & frame OK	1
2/26/2007	Collings Rd & N. Constitution	0.6	Foundation & frame OK	1
2/26/2007	Collings Rd & N. Merrimac	0.6	Foundation & frame OK	1
2/26/2007	Collings Rd & Alabama	0.6	Foundation & frame OK	2
2/26/2007	Collings Rd & Cheasapeake	0.6	Foundation & frame OK	1
2/27/2007	Atlanta Rd. & Minnesota	0.8	Foundation & frame OK	2
2/27/2007	Congress & Minnesota	0.8	Foundation & frame OK	1
2/27/2007	S. Constitution & Minnesota	0.1	Foundation & frame OK	2
2/28/2007	Alabama Rd & Independence	0.2	Foundation & frame OK	2
2/28/2007	Alabama Rd & Constitution	0.3	Foundation & frame OK	2
2/28/2007	Alabama Rd & Congress	0.2	Foundation & frame OK	2
2/28/2007	Alabama Rd & Atlanta Rd	0.4	Foundation & frame OK	4
2/28/2007	1095 Ironside Rd	0.6	Foundation & frame OK	1
2/28/2007	1094 Ironside Rd	0.4	Foundation & frame OK	1
2/28/2007	3169 W. Ironside Rd	0.6	Foundation & frame OK	1
2/28/2007	N. Collings Rd Kersarge	0.6	Foundation & frame OK	2
3/1/2007	Kersarge & Ironside	0.4	Foundation & frame OK	1
3/1/2007	Kersarge & Monitor Rd	0.7	Foundation & frame OK	1
3/1/2007	Alabama & Cheasapeake	0.9	Foundation & frame OK	2
3/1/2007	Alabama & Roanoke Rd	0.6	Foundation & frame OK	1
3/1/2007	Alabama & Church School	0.9	Foundation & frame OK	2
3/1/2007	Alabama & Constitution	0.7	Foundation & frame OK	2
3/1/2007	S. Atlanta & Collings	0.7	Both inlets need repair	2
3/1/2007	Niagara & Porter Rd	0.7	Foundation & frame OK	1
3/1/2007	Niagara & Essex Rd	0.4	Foundation & frame OK	1
3/1/2007	Niagara & Sumter Rd	0.9	Foundation & frame OK	2
3/3/2007	New Jersey & Merrimac Rd	0.4	Foundation & frame OK	3
3/3/2007	Tennessee & Merrimac Rd	0.6	Foundation & frame OK	4
3/3/2007	Kersarge Rd & Merrimac	0.5	Foundation & frame OK	4
3/3/2007	Merrimac Rd & S. Collings	0.7	Foundation & frame OK	4
3/3/2007	Morgan Blvd Bridge	0.6	Foundation & frame OK	2
3/5/2007	Cheaseapeake & Constitution	0.6	Foundation & frame OK	2
3/5/2007	Cheaseapeake & Hull Rd	0.4	Jetted main & inlet	1
3/5/2007	Hull Alley	0.4	Jetted main & inlet	1
3/8/2007	Idaho & Tuckahoe	0.6	Foundation & frame OK	1

Date	Inlet location	Debris removed	Condition	Number
3/8/2007	W. Octagon & Wasp	0.6	Foundation & frame OK	1
3/8/2007	Trent & Sumter	0.2	Foundation & frame OK	1
3/8/2007	Essex & Trent Rd	0.4	Foundation & frame OK	1
3/8/2007	Porter & Trent Rd	0.4	Foundation & frame OK	1
3/8/2007	Niagara & Tuckahoe Rd	0.6	Foundation & frame OK	1
3/8/2007	Essex & Niagara Rd	0.6	Foundation & frame OK	1
3/8/2007	W. Octagon & America	0.7	Foundation & frame OK	1
3/9/2007	W. Octagon & N. Common	0.5	Foundation & frame OK	1
3/9/2007	Sumter & S. Common	0.4	Foundation & frame OK	1
3/9/2007	N. Common & Sumter	0.3	Frame broken	1
3/9/2007	Kansas & Sumter	0.7	Foundation & frame OK	1
3/9/2007	Hornet & N. Congress	0.4	Foundation & frame OK	1
3/9/2007	Republic & N. Congress	0.7	Foundation & frame OK	1
3/9/2007	N. Congress	0.5	Foundation & frame OK	1
3/9/2007	Alabama & Independence	0.4	Foundation & frame OK	1
3/9/2007	Hull & Congress	0.4	Foundation & frame OK	1
3/9/2007	Hornet & Constitution	0.6	Inlet broken	1
3/10/2007	Wasp & Kansas	0.7	Foundation & frame OK	1
3/10/2007	1201 E. Yorkship Rd	0.7	Foundation & frame OK	1
3/10/2007	1201 N. Yorkship Rd	0.2	Foundation & frame OK	1
3/10/2007	1200 Yorkship Rd	0.1	Foundation & frame OK	1
3/10/2007	1185 A Yorkship Rd	0.2	Foundation & frame OK	1
3/10/2007	Yorkship & America Rd	0.2	Foundation & frame OK	1
3/10/2007	1188 Yorkship	0.2	Foundation & frame OK	1
3/10/2007	1210 Yorkship	0.2	Foundation & frame OK	1
3/10/2007	1036 S. Merrimac	0.4	Foundation & frame OK	1
3/10/2007	Kearse & S. Merrimac	0.7	Foundation & frame OK	1
3/12/2007	Merrimac & Tennessee	0.9	Foundation & frame OK	1
3/13/2007	Common & W. Octagon Rd	0.7	Foundation & frame OK	1
3/13/2007	Sumter & Niagara	0.7	Foundation & frame OK	4
3/15/2007	1081 S. Merrimac Rd	0.0	Jetted clear	2
3/13/2007	Independence Rd	0.2	Foundation & frame OK	2
3/13/2007	3234 Carroll Court	0.2	Foundation & frame OK	2
3/13/2007	1626 Independence	0.3	Foundation & frame OK	2
3/13/2007	1571 Independence	0.2	Foundation & frame OK	2
	<b>TOTAL</b>	<b>39.0</b>		<b>127</b>

Camden City Stormwater System  
 Outfall Inspection for Scouring and Illicit Connections  
 March 2007

Outfall	Location	Inspector	Date	Dry Weather Flows	Intermittent Flows	Illicit Connections	Scouring	Physical Observations	Comments
SN34080	Pipe runs through side yard of church at the corner of Tuckahoe and Yorkship.	Fred Costanzo	3/30/2007	None Observed	None Observed	None Observed	None Observed	Submerged, unable to view	Will jet line to find exact location and mark with appropriate signage
SN34130	Pipe runs through side yard of 2605 Tuckahoe.	Fred Costanzo	3/30/2007	None Observed	None Observed	None Observed	None Observed	Submerged, unable to view	Will jet line to find exact location and mark with appropriate signage
SN34885	Pipe runs through side yard of 2897 Tuckahoe.	Fred Costanzo	3/30/2007	None Observed	None Observed	None Observed	None Observed	Submerged, unable to view	Will jet line to find exact location and mark with appropriate signage
SN37985	Pipe runs through 500, 530 and 550 Merrimac next to ball field.	Fred Costanzo	3/30/2007	None Observed	None Observed	None Observed	None Observed	Silted 95%	Line needs to be cleaned and waterway leading from outfalls needs dredging also requires marking with appropriate signage.
SN37285	Pipe runs off Independence.	Fred Costanzo	3/30/2007	None Observed	None Observed	None Observed	None Observed	Submerged 75%, viewable pipe in good shape, no debris clogging out let, unable to view for sediment.	Will TV line during low water and mark with appropriate signage.
SN37795	Pipe runs through side yard of 3179 Alabama.	Fred Costanzo	3/30/2007	None Observed	None Observed	None Observed	None Observed	Submerged, unable to view.	Will jet line to find exact location and mark with appropriate signage.
SN37850	Pipe runs through Side yard of 3179 Alabama Rd across Independence.	Fred Costanzo	3/30/2007	None Observed	None Observed	None Observed	None Observed	Submerged, unable to view.	Will jet line to find exact location and mark with appropriate signage.
SN34940	Pipe is located off Independence, behind the end of Crescent.	Fred Costanzo	3/30/2007	None Observed	None Observed	None Observed	None Observed	Top of pipe visible.	Top of pipe visible. Unable to view for sediment will re-inspect at low water and mark with appropriate signage.

<p>Tier A Municipal Stormwater Regulation Program</p> <h2 style="text-align: center;">Stormwater Pollution Prevention Team Members</h2> <p style="text-align: center;">Number of team members may vary.</p>	<p>Completed by: <u>Fred Martin</u>          Title: <u>Senior Administrative Analyst</u>          Date: <u>2/24/06</u>          Municipality: <u>City of Camden</u>          County: <u>Camden</u>          NJPDES #: <u>NJG0153338</u>          PI ID #: <u>171564</u></p>
<p>Stormwater Program Coordinator: <u>Parick Keating</u>          Title: <u>Director of Public Works</u>          Office Phone #: <u>1 856 757 7139</u>          Emergency Phone #: <u>1 609 330 2476</u></p>	
<p>Public Notice Coordinator: <u>Rev. Tony C. Evans</u>          Title: <u>Public Information Coordinator</u>          Office Phone #: <u>856-541-6385</u>          Emergency Phone #: _____</p>	
<p>Post-Construction Stormwater Management Coordinator: <u>Edward Williams, PP, AICP</u>          Title: <u>Assistant Director, Dept. of Dev and Planning for-</u>          Office Phone #: <u>(856) 757 7214</u>          Emergency Phone #: _____</p>	
<p>Local Public Education Coordinator: <u>Yvette Torres-Velazquez</u>          Title: <u>Administrative Clerk</u>          Office Phone #: <u>(856) 757 7139</u>          Emergency Phone #: _____</p>	
<p>Ordinance Coordinator: <u>Luis "Lou" Pastoriza</u>          Title: <u>City Clerk</u>          Office Phone #: <u>(856) 757 7000</u>          Emergency Phone #: _____</p>	
<p>Public Works Coordinator: <u>Patrick Keating</u>          Title: <u>Director of Public Works</u>          Office Phone #: <u>(856) 757 7139</u>          Emergency Phone #: _____</p>	
<p>Employee Training Coordinator: _____          Title: _____          Office Phone #: _____          Emergency Phone #: _____</p>	
<p>Other: <u>Frederick H. Martin, Jr.</u>          Title: <u>Senior Administrative Analyst</u>          Office Phone #: <u>(856) 757 7665</u>          Emergency Phone #: <u>(609) 705 7516</u></p>	

**City of Camden, NJ**  
**Attachment to Form 1**

**Additional Team Members:**

Daniel R. Pfeleiderer-, Regional Manager, United Water Camden  
(856) 635-1260

Paul Redman, Assistant Director, Department of Development and Planning  
(for Capital Improvements).  
(856) 757 7680

Uzo Ahirakwe, PE, PLS, PP, CME, Camden City Municipal Engineer  
Division of Planning, Department of Development & Planning  
(856) 757-7030 Telephone



## SPPP Form 2 - Public Notice

<b>Municipality Information</b>	Municipality: <u>City of Camden</u>	County: <u>Camden</u>
	NJPDES #: <u>NJG0153338</u>	PI ID #: <u>171564</u>
	Team Member/Title: <u>Fred Martin – Senior Administrative Analyst</u>	
	Effective Date of Permit Authorization (EDPA): <u>04/01/04</u>	
	Date of Completion: <u>2/28/06</u>	Date of most recent update: <u>2/28/06</u>

Briefly outline the principal ways in which you comply with applicable State and local public notice requirements when providing for public participation in the development and implementation of your stormwater program.

*Public Participat***Public Participation Strategy:**

*Overview:*

*The City of Camden is primarily a "CSO" community, the principal exception is the Fairview neighborhood (Census Tract 6020) and areas adjacent to the waterfront Development District. These areas have separate storm and sanitary sewers. The Public Participation Process was begun by briefing the Planning Board, at an Open Public Meeting, of the NJ Storm Water Regulation program and meeting with stake holder groups in the affected areas.*

*Action Steps Taken::*

- 1) April 2004 briefed the Camden Planning Board*
- 2) Memos to City Officials summarizing the Regulations*
- 3) Attending Monthly Meetings of the Fairview Village Association, Fairview Mainstreet Program and Police District Councils to provide information on:
 
  - a) Street Sweeping as it related to their community and storm water*
  - b) Identification of storm water problems*
  - c) Providing Brochures on proper disposal of Household waste including yard waste.*
  - 4) Convened meetings with stakeholder groups at the waterfront and Fairview to discuss the televising and identification of storm water lines and outfalls*
    - a) Fairview Meeting held July 2005, served as kick off for televising sewers (report attached)*
    - b) Marian area subject of NJDEP storm water / flooding meeting. Lines televised 2006. Additional meetings scheduled with county officials.**
- 5) Establish linkage with County Environmental Educator and Boy Scouts for a drain stenciling program (summer of 2005).*

*Future Steps:*

- 1. Continue to participate in stakeholders meetings.*
- 2. Keep more formal records of materials presented*
- 3. Develop a brochure on pet waste and litter issues and non point source pollution for distribution at stake holder meetings.ion Stratfegy*

*Background*

## SPPP Form 3 – New Development and Redevelopment Program

Municipality Information	Municipality: _____	County: <u>Camden</u>
	NJPDES #: <u>NJG0153338</u>	PI ID #: <u>171564</u>
	Team Member/Title: <u>Fred Martin / Senior Administrative Analyst</u>	
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	Date of Completion: <u>2/28/06</u>	Date of most recent update: <u>2/28/06</u>

Describe in general terms your post-construction stormwater management in new development and redevelopment program (post-construction program), and how it complies with the Tier A Permit minimum standard. This description must address compliance with the Residential Site Improvement Standards for stormwater management; ensuring adequate long-term operation and maintenance of BMPs (including BMPs on property that you own or operate); design of storm drain inlets (including inlets that you install); and preparation, adoption, approval, and implementation of a municipal stormwater management plan and municipal stormwater control ordinance(s). Attach additional pages as necessary. Some additional specific information (mainly about that plan and ordinance(s)) will be provided in your annual reports.

*New Development and Land Use Regulations*

*Camden is in the process of adopting a new zoning ordinance as a part of its new master plan Future Camden which was adopted by the Planning Board in 2004. Additionally a neighborhood Plan is under development for the Fairview neighborhood, the principal separate sewer area of the City of Camden.*

*Action Steps:*

- 1. Planning Board is utilizing NJ NJDCA RSIS in reviewing all development and redevelopment projects within the City of Camden.*
- 2. A sub committee of the Storm Water Task Force (Planning Director, Municipal Engineer and member of DPW staff) have met and are examining how to incorporate the model ordinance into the new zoning ordinance. (February 2006)*
- 3. New capital improvements to streets are requiring the replacement of the existing sewer grates to comply with NJDEP requirements*
- 4. The City is meeting with the Trust for Public Lands to examine opportunities for "green" storm water controls. Their report is due in late spring 2006.*

## SPPP Form 4- Local Public Education Program

Municipality  
Information

Municipality: City of Camden County Camden

NJPDES # : 0153338 PI ID #: 171564

Team Member/Title: Fred Martin / Senior Administrative Analyst

Effective Date of Permit Authorization (EDPA): 04/01/04

Date of Completion: 02/27/06 Date of most recent update: 02/27/06

### Local Public Education Program

Describe your Local Public Education Program. Be specific on how you will distribute your educational information, and how you will conduct your annual event. Attach additional pages with the date(s) of your annual mailing and the date and location of your annual event.

*Public Participation Strategy:*

*Overview:*

*The City of Camden is primarily a "CSO" community, the principal exception is the Fairview neighborhood (Census Tract 6020) and areas adjacent to the waterfront Development District. These areas have separate storm and sanitary sewers.*

*The size of Camden and the nature of the areas covered by this plan have made a city wide "annual event" impractical. Camden has developed a strategy to treat each of the areas separately.*

*The Public Participation Process was begun by briefing the Planning Board, at an Open Public Meeting, of the NJ Storm Water Regulation program and meeting with stake holder groups in the affected areas.*

*Action Steps Taken:*

- 1) *April 2004 briefed the Camden Planning Board*
- 2) *Memos to City Officials summarizing the Regulations*
- 3) *Attending Monthly Meetings of the Fairview Village Association, Fairview Mainstreet Program and Police*

*District Councils to provide information on:*

- a) *Street Sweeping as it related to their community and storm water*
- b) *Identification of storm water problems*
- c) *Providing Brochures on proper disposal of Household waste including yard waste.*
- 4) *Convened meetings with stakeholder groups at the waterfront and Fairview to discuss the televising and identification of storm water lines and outfalls*
  - a) *Fairview Meeting held July 2005, served as kick off for televising sewers (report attached)*
  - b) *Marian area subject of NJDEP storm water / flooding meeting. Lines televised 2006. Additional meetings scheduled with county officials.*
- 5) *Establish linkage with County Environmental Educator and Boy Scouts for a drain stenciling program (summer of 2005).*

*Future Steps:*

1. *Continue to participate in stakeholders meetings.*
2. *Keep more formal records of materials presented*
3. *Develop a brochure on pet waste and litter issues and non point source pollution for distribution at stake h*

## SPPP Form 5 – Storm Drain Inlet Labeling

Municipality  
Information

Municipality: City of Camden County Camden

NJPDES # : 0153338 PI ID #: 171564

Team Member/Title: Fred Martin / Senior Administrative Analyst

Effective Date of Permit Authorization (EDPA): 04/01/04

Date of Completion: 02/28/06 Date of most recent update: 02/28/06

### Storm Drain Inlet Labeling

Describe your storm drain inlet labeling program, including your labeling schedule, the details of your long-term maintenance plan, and plans on coordinating with watershed groups or other volunteer organizations.

*Storm Water Inlet labeling*

*Overview:*

*Cadman's two "separate storm water areas (Camden Waterfront and Fairview neighborhood) have significantly different demographics. The Fairview neighborhood is a residential area undergoing a neighborhood renaissance. Community groups are forming to replace those which has become inactive as the neighborhood suffered economic decline. The Waterfront area is primarily commercial and institutional with no residential units within the drainage area. The City has to develop two separate strategies for both education of the public and the labeling of the storm drainage inlets*

*. Please see page 2 of Form 5 for remainder of narrative.*

**Overview:**

Cadman's two "separate storm water areas (Camden Waterfront and Fairview neighborhood) have significantly different demographics. The Fairview neighborhood is a residential area undergoing a neighborhood renaissance. Community groups are forming to replace those which have become inactive as the neighborhood suffered economic decline. The Waterfront area is primarily commercial and institutional with no residential units within the drainage area. The City has to develop two separate strategies for both education of the public and the labeling of the storm drainage inlets.

**Fairview Area Approach:**

- 1) Identify community groups to partner with within the neighborhood
- 2) Negotiate with groups to include storm water education activities as part of their program
- 3) Seek assistance to mark storm water inlets
- 4) Develop partnership with a key group
- 5) Agree to provide paint and stencils to group
- 6) Schedule painting events.

**Fairview Inlet Painting Project**

- 1) The City identified the Weed and Seed Program (neighborhood based anti drug and anti-crime program) as the most likely partner for this activity. This program conducts neighborhood clean-ups and after-school activities.
- 2) The Weed and Seed Program has agreed to perform inlet top cleaning and painting as part of the neighborhood clean-up programs.
- 3) The Department of Public Works will provide paint and stencils, trash bags to dispose of all waste collected, informational brochures, and community service volunteers to support the effort. The Department will collect all the materials and dispose of them at the appropriate solid waste or recycling facility. (Note the Department of Public Works and the Fairview Weed and Seed Program have conducted several years of neighborhood clean-up projects, so this effort represents an expansion of existing efforts)
- 4) The Program will run from spring through the fall annually. It is anticipated that all inlets will be completed by October 2006, and that the program will maintain and repaint annually/

**Waterfront Area Approach**

- 1) Conduct Engineering evaluations to determine which inlets are "separate storm" and not "Combined".
- 2) Develop partnership with institutional stakeholders to identify opportunities to retrofit inlets.
- 3) Identify potential groups to conduct painting project for inlets.
- 4) Develop partnership and specific program to identify and mark inlets.

**Waterfront Area Status**

- 1) Study conducted to identify and locate inlets.
- 2) County has agreed to fund and conduct replacement and upgrade of inlets.
- 3) Identified a scout group interested in inlet project
- 4) Discussed project with County Environmental Educator

**Next Steps**

- 1) Formalize Program with Scout6s for painting inlets after county has completed inlet replacement (not later than July 2007)

## SPPP Form 6 – MS4 Outfall Pipe Mapping

Municipality  
Information

Municipality: City of Camden County Camden

NJPDES # : 0153338 PI ID #: 171564

Team Member/Title: Frederick Martin / Senior Administrative Analyst

Effective Date of Permit Authorization (EDPA): 04/01/04

Date of Completion: 2/28/06 Date of most recent update: 02.28/06

Explain how you will prepare your map (include its type and scale, and the schedule for the mapping process). Who will prepare your map (e.g., municipal employees, a consultant, etc.)?

*The City of Camden is in possession of a GIS (ARC MAP) data set that locates all Sewers )storm and sanitary within the City of Camden. This data set is based on the City's utilities maps and as-built drawings from contracted improvements. The maps are based on NJ State Plane coordinate system 1983. The data will be available on the NGIN network in late spring 2006 to the general public.*

*To field verify the location of the storm drainage system and the outfalls, the City has undertaken to utilize television equipment to inspect the lines. This information is then evaluated by an engineering consultant and a report issued.*

*As of February 2006, the Waterfront area had been completed and approximately 1/3 of the Fairview system had been cleaned and televised.*

*Project completion is anticipated for 12/30/2006.*

## SPPP Form 7 – Illicit Connection Elimination Program

Municipality Information	Municipality: <u>City of Camden County Camden</u> NJPDES # : <u>0153338</u> PI ID #: <u>171564</u> Team Member/Title: <u>Frederick Martin / Senior Administrative Analyst</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u> Date of Completion: <u>02/28/06</u> Date of most recent update: <u>02/28/06</u>
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Describe your Illicit Connection Elimination Program, and explain how you plan on responding to complaints and/or reports of illicit connections (e.g., hotlines, etc.). Attach additional pages as necessary.

*As part of the engineer's review (Identified in the previous section on storm water mapping) of the televising of the interior of the storm water lines, illicit connections can be identified. When they are identified the City of Camden Plumbing sub-code official will take action to force the connection to be removed, and appropriate statutory penalties issued.*

*The Department of Public Works maintains a hot line for complaints, and the Mayor's Office of Constituent Services acts as a clearing house for all complaints received by City agencies. Any complaints involving illicit connections will be initially investigated by United Water (Contract operator of the collection system) and if an illegal connection is suspected, referred to the Plumbing sub code official for further investigation and action.*

*Due to Fairview's low elevation (much of the community is below 10 feet USGS datum), and high ground water it is impossible to differentiate "dry weather discharge" from receding tidal influences and discharge due to ground water infiltrating the storm water lines.. Therefore, observation of outfalls is not an effective method for identifying illegal connections.*

## SPPP Form 8 – Illicit Connection Records

<b>Municipality Information</b>	Municipality: <u>City of Camden County Camden</u> NJPDES # : <u>0153338</u> PI ID #: <u>171564</u> Team Member/Title: <u>Frederick Martin / Senior Administrative Analyst</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u> Date of Completion: <u>02/28/06</u> Date of most recent update: <u>02/28/06</u>
<b>Prior to May 2, 2006</b>	
<i>Note: Attach a copy of each illicit connection report form for outfalls found to have a dry weather flow.</i>	
Total number of inspections performed this year? <u>ongoing</u>	
Number of outfalls found to have a dry weather flow? <u>none</u>	
Number of outfalls found to have an illicit connection? <u>none identified</u>	
How many illicit connections were eliminated? <u>0</u>	
Of the illicit connections found, how many remain? <u>0</u>	
<b>May 2, 2006 – May 1, 2007</b>	
<i>Note: Attach a copy of each illicit connection report form for outfalls found to have a dry weather flow.</i>	
Total number of inspections performed this year? _____	
Number of outfalls found to have a dry weather flow? _____	
Number of outfalls found to have an illicit connection? _____	
How many illicit connections were eliminated? _____	
Of the illicit connections found, how many remain? _____	
<b>May 2, 2007 – May 1, 2008</b>	
<i>Note: Attach a copy of each illicit connection report form for outfalls found to have a dry weather flow.</i>	
Total number of inspections performed this year? _____	
Number of outfalls found to have a dry weather flow? _____	
Number of outfalls found to have an illicit connection? _____	
How many illicit connections were eliminated? _____	
Of the illicit connections found, how many remain? _____	
<b>May 2, 2008 – May 1, 2009</b>	
<i>Note: Attach a copy of each illicit connection report form for outfalls found to have a dry weather flow.</i>	
Total number of inspections performed this year? _____	
Number of outfalls found to have a dry weather flow? _____	
Number of outfalls found to have an illicit connection? _____	
How many illicit connections were eliminated? _____	
Of the illicit connections found, how many remain? _____	



## SPPP Form 9 – Yard Waste Ordinance/Collection Program

<b>Municipality Information</b>	Municipality: <u>City of Camden County Camden</u> NJPDES #: <u>0153338</u> PI ID #: <u>171564</u> Team Member/Title: <u>Frederick Martin / Senior Administrative Analyst</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u> Date of Completion: <u>02/28/06</u> Date of most recent update: <u>02/28/06</u>
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Please describe your yard waste collection program. Be sure to include the collection schedule and how you will notify the residents and businesses of this schedule. Attach additional pages as necessary.

*The City of Camden believes that its current practice meets the intent of this item of the plan and the City is in compliance with this provision of the Storm water regulations>*

*Specifically:*

*The City of Camden Administrative Code requires that all waste (including yard waste) be placed in proper containers and placed for regular solid waste collection (twice weekly). It is disposed of by the City's contractor at an approved solid waste disposal facility.*

*City staff and volunteer organizations conduct "clean-ups" which involve removal of trash and debris from vacant lots, public spaces and abandoned buildings. This debris is placed in containers and disposed of at approved solid waste disposal facilities. The City provides "trash bags" (paper) to community groups conducting these "clean-ups" and the City's contractor collects them at the completion of the activity.*

*City staff operates a "wood chipper" for disposal of branches from downed trees or generated by "clean-ups". The City makes the wood chips available to residents for garden mulch". Excess chips are disposed of at an approved solid waste facility.*

*The Department of Public Works has on staff five (5) Public Works inspectors who patrol the City looking for illegal and improper disposal of solid waste. These inspectors issue citations requiring the property owner to abate the condition and if not abated, issue "tickets" with criminal penalties. In addition the City will remediate the problem and attempt to recover the costs of removal through lien.*

*A copy of the Municipal Ordinance is attached.*

[HISTORY: Adopted by the City Council of the City of Camden 2-28-1985 by Ord. No. MC-2109. Amendments noted where applicable.]

**GENERAL REFERENCES**

Advertising materials and graffiti — See Ch. 118.  
Brush, grass, weeds and debris — See Ch. 159.  
Fire prevention and protection — See Ch. 240.  
Housing standards — See Ch. 295.  
Junkyards — See Ch. 320.  
Parks and recreation — See Ch. 390.  
Property maintenance — See Ch. 418.  
Sewers — See Ch. 465.  
Snow, ice and debris removal — See Ch. 477.  
Streets and sidewalks — See Ch. 491.  
Abandoned vehicles — See Ch. 548.

**§ 266-1. Definitions.**

A. As used in this chapter, the following terms shall have the meanings indicated:

**BULK ITEMS** — Any large, heavy and/or bulky household appliances, furniture and furnishings which cannot easily and safely be placed in the common collection vehicle known as a "load packer" or "dumpster." This includes items of ferrous and nonferrous aluminum.

**CONSTRUCTION DEBRIS** — Any scrap lumber, metal, earth, sand, bricks, stone, plaster, roofing and siding material and any other debris of a similar nature which accumulates and is incidental to the construction or major renovation of buildings, public works or other projects. Light debris from minor repairs and renovations shall not be construed as "construction debris."

**LARGE METAL ITEMS** — Includes, but is not limited to, refrigerators, stoves, hot-water heaters, washers, dryers, bicycles and tire rims. **[Added 6-25-1987 by Ord. No. 2309]**

**LITTER** — Any used or unconsumed substance or waste material which has been discarded, whether made of aluminum, glass, plastic, rubber, paper or other natural or synthetic material or any combination thereof, including but not limited to any bottle, jar or can or any top, cap or detachable tab of any bottle, jar or can, any unlighted cigarette, cigar, match or any flaming or glowing material or any garbage, trash, refuse, debris, rubbish, grass clippings or other lawn or garden waste, newspaper, magazines, glass, metal, plastic or paper containers or other packaging or construction material but does not include the waste of the primary process of mining or other extraction processes, logging, sawmilling or farming. **[Added 6-23-1988 by Ord. No. MC-2390]**

**LITTER RECEPTACLE** — A container suitable for the depositing of litter. **[Added 6-23-1988 by Ord. No. MC-2390]**

**PERSONS** — One or more individuals, male or female, partnership or partnerships, corporation or corporations.

**RESIDENTIAL** — Implies a family dwelling of four or fewer units.

**SOLID WASTE**

- (1) Includes combustible debris, that is, paper, cardboard, rags, mattresses, discarded wearing apparel, furniture, carpets, rubber, grass cuttings, plant trimmings and leaves. It also includes ashes or the residue from the burning of coal or other fuel as well as accumulations of dirt and such other noncombustible materials. It shall also include bottles, broken glass, crockery, tin cans and discarded tires and rims.

- (2) Includes the useless, unwanted or discarded material with insufficient liquid content to be free-flowing and shall mean and include rubbish, garbage, kitchen waste, food waste, vegetable matter, condemned foods, animal or vegetable matter, offal, decaying and decomposing matter, leaves, ashes, tin cans, bottles, rags, glass, grass, yard cuttings, branches, wastepaper and waste products, household items, refuse and other customary household waste and discarded waste material which shall be collected and disposed of from residential dwelling units.

**SURGICAL TISSUE REMAINS** — Includes, but is not limited to, by-products of medical clinics and by-products of oral surgery.

**TOXIC WASTE**

- (1) **CHEMICAL WASTE** — A material normally generated by or used in chemical, petrochemical, plastic, pharmaceutical, biochemical or microbiological manufacturing processes or petroleum refining processes, which has been selected for waste disposal and which is known to hydrolyze, ionize or decompose, which is soluble, burns or oxidizes, which may react with any of the waste materials which are introduced into the landfill or which is buoyant on water or which has a viscosity less than that of water or which produces a foul odor. Chemical waste may be either hazardous or nonhazardous.
- (2) **HAZARDOUS WASTE** — Any waste or any combination of wastes which poses a present or potential threat to human health, living organisms or the environment. "Hazardous waste" shall include, but not be limited to, waste material that is toxic, corrosive, irritating, sensitizing, radioactive, biologically infectious, explosive or flammable.

**TRADE WASTE** — Includes all solid waste material resulting from a multifamily dwelling (in excess of four units, a commercial, industrial or other nonresidential establishment, trailer courts, apartment developments or waste from construction, demolition or home improvements.

**USED NEWSPAPER** — Includes paper of the type commonly referred to as "newsprint" and distributed at stated intervals, usually daily or weekly, having printed thereon news and opinions and containing advertisements and other matters of public interest.

**WASTE** — Includes, but is not limited to, solid waste, construction debris, trade waste, bulk items and surgical tissue remains. [Added 11-14-1985 by Ord. No. MC-2175]

**WASTEPAPER PRODUCTS** — Includes newspapers, corrugated cardboard, magazines, bags, computer printout, computer tabular cards, white ledger and colored ledger. [Added 6-25-1987 by Ord. No. 2309]

- B. "He" shall mean singular and plural, male, female or neuter gender.

**§ 266-2. Responsibilities and obligations of household, City or contractor.**

- A. It shall be the responsibility and obligation of the City and/or its contractor to remove, on a regular, scheduled basis, such solid waste as may normally be generated by a household between times of collection.
- B. It shall not be the responsibility or obligation of the City and/or its contractor to remove, without prior agreement, any and all refuse which may be placed for collection at any time and in any place. When a household elects to clean out accumulated refuse from cellars, backyards, alleys, attics and spare rooms, it shall be the obligation of the household to place such material in such quantity and in such a manner as not to create a public nuisance and safety hazard or to arrange for private collection.

- C. It shall be unlawful for any person to throw, drop, discard or otherwise place litter of any nature upon any public or private property, other than a litter receptacle. [Added 6-23-1988 by Ord. No. MC-2390]

**§ 266-3. Receptacles and containers.**

- A. Any person desiring his solid waste to be removed by the City of Camden or its duly authorized contractor shall provide suitable receptacles and shall place therein all solid waste which shall normally accumulate in, on or about his said property.
- B. Receptacles in which solid waste shall be placed shall be leakproof and waterproof, with a lid to properly fit said container, in the case of metal or moulded rubber containers, so as to prevent the contents from being distributed over any street, byway or public place. Baskets, boxes or other receptacles with openings on the top or bottom shall not be used.
- C. Receptacles herein required, together with their contents, shall be of such weights and designs as to be conveniently handled by one man, and no receptacle and contents shall weigh more than 50 pounds, except where conditions permit. Where it is in the interest of better and more efficient collection, wheeled containers of heavy metal or plastic not to exceed 1 1/2 cubic yards capacity, equipped with hinged lids and approved in design by the City or its contractor may be substituted for the previously designated fifty-pound containers. Such containers, where permitted, must be furnished and maintained in a tight and operable condition by the apartment owner or others and shall be provided in sufficient number to contain all the refuse generated between collections without spillage or overflow.
- D. Litter receptacles and their servicing are required at the following public places which exist in the municipality: sidewalks used by pedestrians in active retail commercially zoned areas, buildings, held out for use by the public, including schools, government buildings, and railroad and bus stations, parks, drive-in restaurants, all street vendor locations, self-service refreshment areas, construction sites, gasoline service station islands, shopping centers, parking lots, campgrounds and trailer parks, marinas, boat moorage and fueling stations, boat launching areas, public and private piers operated for public use, beaches and bathing areas and at special events to which the public is invited, including sporting events, parades, carnivals, circuses and festivals. The proprietors of these places or sponsors of these events shall be responsible for providing for and servicing the receptacles such that adequate containerization is available. In active retail commercially zoned areas, there shall be no single linear quarter mile without a receptacle. [Added 6-23-1988 by Ord. No. MC-2390]

**§ 266-4. Pad or base for placement of containers.**

It shall be the responsibility of the owner to provide or utilize a suitable all-weather, hard pad or base upon which to locate the container so that it can be readily and freely wheeled to the point of contact with the loader without hand lifting.

**§ 266-5. Snow and ice on containers.** Editor's Note: For related provisions, see Ch. 477, Snow, Ice and Debris Removal.

Containers shall be maintained by owners in an ice- and snow-free condition.

**§ 266-6. Placement of front-loading containers.**

Front-loading containers shall be placed so as to be readily available for collection without moving.

**§ 266-7. Placement of receptacles.**

- A. All containers shall be placed as agreed between the City or its contractor and the owner.
- B. The City will not enter private property to perform the task of solid waste removal.
- C. It is the owner's responsibility to properly locate the solid waste to be removed.
- D. Any such person shall place such receptacle(s), with its (their) contents, bundles or bulk items, upon the sidewalk, adjacent to the curb, in front of or along the side of his respective property or in the alley where alley collections are currently being made, on the days and times when the collection of such solid waste or bulk items shall be made.
- E. No such receptacles, bundles or bulk items shall be placed on the sidewalk or alley for collection prior to 10:00 p.m. local time on the day before such materials are to be collected in his particular district.
- F. No such receptacles, bundles or bulk items shall be placed in front of any street, alley, lane, road, highway or public place, nor in front of, nor along the side of nor behind the property occupied by another without consent of such other occupant.

**§ 266-8. Wastepaper to be securely fastened. [Amended 6-25-1987 by Ord. No. MC-2309]**

Wastepaper products shall be bundled separately and secured in bundles not to exceed 40 pounds and shall not be contained in plastic bags.

**§ 266-9. Placement of glass and metal containers. [Added 6-25-1987 by Ord. No. MC-2309]**

*Editor's Note: This ordinance also repealed former § 266-9. Bundling used newspaper. ]*

Glass bottles and glass jars shall have the caps removed, and bottles and jars shall be rinsed and then placed into plastic or metal containers along with all of the metal caps and aluminum cans and/or tin cans. All of these materials may be placed in the same container. The containers shall not exceed 12 gallons' capacity.

**§ 266-10. Removal of construction, trade and surgical wastes. [Amended 11-14-1985 by Ord. No. MC-2175]**

It shall not be the responsibility of the City or its contractor to furnish collection vehicles or personnel to remove and dispose of construction debris, trade waste or surgical tissue remains. It shall be the responsibility of the construction contractor, property owner or his agent to have the construction debris, trade waste and/or surgical tissue remains removed and disposed of at his expense.

**§ 266-11. Placing and disturbing contained wastes in public places. [Amended 11-14-1985 by Ord. No. MC-2175]**

It shall be unlawful for any person to place or cause to be placed upon any vacant lot, street, alley, driveway or public place, any ashes, surgical remains, solid waste, construction debris, trade waste or bulk items or to disturb such material when properly placed, except in compliance with the provisions of §§ 266-2 through 266-11.

**§ 266-11.1. Collection of recyclables. [Added 6-25-1987 by Ord. No. MC-2309]**

The designated day for recyclable materials for each section of the City will be other than the day designated for normal trash refuse. The designated days for each collection shall be established by the Director of Public Works.

**§ 266-11.2. Collection of large metal items. [Added 6-25-1987 by Ord. No. MC-2309]**

Metal items, such as old refrigerators, stoves, hot-water heaters, washers, dryers, bicycles, tire rims (without tires) and any accumulation of ferrous or nonferrous metals, shall be collected by members of the Department of Public Works; however, the occupant must call the Public Works Service Center to make the arrangements for a special pickup.

**§ 266-12. Placement at curbs; placement on streets under construction.**

All solid waste to be collected, removed and disposed of shall be placed at the curb (except alley collection) or within five feet of improved roadway at one collection point. In the case of corner lots, solid waste shall be placed at the improved roadway most accessible to the collection vehicle. This shall include all streets, accepted or otherwise, and shall include those streets that are temporarily closed for construction. In the latter case, special collection points shall be designated by the City of Camden if the condition of the street would prevent access thereto by the collector's trucks.

**§ 266-13. Alley collection.**

The contractor shall provide alley collection in those areas within the City of Camden where alley collection services are currently being provided. The contractor is advised that said alleys are narrow and of limited access. Small collection vehicles may be required to provide the alley collection services. It is estimated there are approximately 175 alleys throughout the City of Camden that require alley collection services.

**§ 266-14. Collectors not required to enter public places. [Amended 12-12-1991 by Ord. No. MC-2720]**

No collection vehicle or employee of the City or its contractor shall be required to enter any private property, including apartment or condominium complexes, in order to collect any bundle, bulk item or the contents of any receptacle or dumpster, nor shall any vehicle of the City or its contractor enter into or under any building in order to collect such materials.

**§ 266-15. Bulky wastes.**

- A. Residents who require the removal of any appliance, hot-water heater or furnishing that requires a special collection vehicle shall notify the contractor, who shall make provisions for the removal of the same within five working days at no additional cost to the residents or the City of Camden. The contractor shall be responsible to keep an ongoing schedule calendar of appointments of all bulk pickups. The residents will be assured that, on the day that has been scheduled by the contractor, he or his agent will pick up the bulk items as scheduled.
- B. It shall be the responsibility of the City or its contractor to remove up to three bulk items at a time on the latter or second collection day of the week. Such items shall be reduced in size, where feasible, by partial or total disassembly or breakage. Refrigerators and other items which constitute a safety hazard to children or others by reason of sharp edges, self-locking doors, escaping gas or collapse shall be dismantled to the extent that they shall be rendered harmless. The placement of more than three such bulk items at a time on the proper collection day or the placement of any bulk items on any day other than the proper day shall be a violation of this chapter and shall be subject to fines as noted below.

**§ 266-16. Bulky recyclable waste metals. [Added 11-14-1985 by Ord. No. MC-2175]**

The City of Camden has instituted a metal recycling program. Any person wishing to discard recyclable items shall call the City Department of Public Works within 10 working days before the disposal of the item. The Department of Public Works shall then establish a specific date for the collection of the item.

**§ 266-17. Cleanup program authorized.**

The City of Camden may elect to provide the residents of the City with a cleanup campaign under the auspices of the Department of Public Works.

**§ 266-18. Transfer site to be maintained.**

The City of Camden shall maintain a transfer site at the Federal Street location, which will be maintained and operated at Department of Environmental Protection levels.

**§ 266-19. Compliance with curbside recycling required. [Amended 6-25-1987 by Ord. No. MC-2309]**

The citizens of this City are mandated to comply with the curbside recycling program. This program mandates the source separation and recycling of all wastepaper products, glass bottles, glass jars, aluminum cans, tin cans and large metal items.

**§ 266-20. License fee. [Amended 4-9-1987 by Ord. No. MC-2289; 1-24-2002 by Ord. No. MC-3720]**

Any contractor handling solid waste disposal in the City of Camden must obtain a license from the City for a fee of \$159 per year.

**§ 266-21. Improper disposal of toxic waste. [Amended 11-14-1985 by Ord. No. MC-2175]**

- A. No person shall improperly dispose of toxic waste.
- B. Generators and haulers of toxic materials must follow state standards concerning disposal.
- C. Toxic waste will not be picked up by the City or any contractor thereof.

**§ 266-22. Improper disposal of surgical tissue remains. [Amended 11-14-1985 by Ord. No. MC-2175]**

- A. No person shall improperly dispose of surgical tissue remains.
- B. State disposal standards must be followed.
- C. The City and its contractors are not responsible for the collection of surgical tissue remains.

**§ 266-23. Bulky waste metal disposal to comply with chapter. [Amended 11-14-1985 by Ord. No. MC-2175]**

No person shall dispose of any bulky waste metal items except as provided in this chapter.

**§ 266-24. Unauthorized disturbance of waste placed for collection.**

- A. No scavenger or other person shall break into, untie or otherwise unbundle any container, bundle or package of paper, solid waste or bulk item that has been placed on the sidewalk for collection.
- B. No person, other than the employees of the City or its duly authorized contractor, shall disturb, remove, untie, unbundle or otherwise scatter any ashes, solid waste or bulk items where such material has been placed in the open or on any street, sidewalk or alley for collection or removal.

**§ 266-24.1. Unauthorized collection of recyclable materials. [Added 6-25-1998 by Ord. No. MC-3396]**

- A. Recyclable materials placed at curbside for collection or in any recycling receptacle placed by the City are the property of the City of Camden or its authorized collection agent. It is a violation of this chapter for any person unauthorized by the City to collect or pick up or cause to be collected or picked up any such recyclable materials or receptacles.
- B. Nothing in this section is intended to prevent any lawful occupier of lands and the structures located thereon from donating or selling recyclable material generated by that person or that person's immediate family or business' activities on that land or in those structures.
- C. No person shall transport recyclable material on the public streets and sidewalks in any means of conveyance other than a lawfully registered motor vehicle.

**§ 266-25. Vehicles heaped in manner to scatter refuse.**

No person shall cause or permit any cart, wagon, auto, truck or any other vehicle to be heaped up with manure, sand, earth, ashes, solid waste or any other material so that the contents, or any part thereof, may be scattered on any street, highway, public lane or alley or any other public place in the City of Camden.

**§ 266-26. Placement and deposit of wastes in public places. [Amended 6-23-1988 by Ord. No. MC-2390]**

- A. No person shall throw, place or deposit any paper, circulars, ashes, solid waste or bulk items or wastes of any kind upon any street, alley, lane, road or highway nor in any inlet or catch basin in any such street or highway or any other public place in the City of Camden.
- B. No person shall place or deposit ashes, solid waste or bulk items or other waste material upon any City properties.
- C. No person shall discard or dump along any street or road, on or off any right-of-way, any household or commercial solid waste, rubbish, refuse, junk, vehicle or vehicle parts, rubber tires, appliances, furniture or private property, except by written consent of the owner of said property, in any place not specifically designated for the purpose of solid waste storage or disposal.
- D. No residential property owner shall store or permit storage of any bulky household waste, including household appliances, furniture and mattresses, in areas zoned residential, except in a fully enclosed structure or during days designated for the collection of bulky items.
- E. No residential property owner shall store or permit the storage of tires in areas zoned residential, except in a fully enclosed structure or on days designated for the collection of tires.
- F. No residential property owner shall park or permit the parking of any vehicle on his or her residential lawn.



- G. No person shall keep or permit the keeping on streets, vacant lots and residential lawns, except in a fully enclosed structure, any motor vehicle, trailer or semitrailer which is missing tires, wheels, engine or any essential parts; which displays extensive body damage or deterioration; which does not display a current, valid state license; or which is wrecked, disassembled or partially disassembled.
- H. No vehicle shall be driven, moved, stopped or parked on any highway unless such a vehicle is constructed or loaded to prevent any of its load from dropping, sifting, leaking or otherwise escaping therefrom. Any person operating a vehicle from which any glass or objects have fallen or escaped, which could cause an obstruction, damage a vehicle or otherwise endanger travelers or public property, shall immediately cause the public property to be cleaned of all glass or objects and shall pay the costs therefor.
- I. No owner, agent or contractor in charge of a construction or demolition site shall permit the accumulation of litter before, during or after completion of any construction or demolition project. It shall be the duty of the owner, agent or contractor in charge of a construction site to furnish containers adequate to accommodate flyable or nonflyable debris or trash at areas convenient to construction areas and to maintain and empty the receptacles in such a manner and with such a frequency as to prevent spillage of refuse.
- J. No residential or commercial property owner shall permit open or overflowing waste disposal bins on his or her property.
- K. It shall be the duty of the owner, lessee, tenant, occupant or person in charge of any structure to keep and cause to be kept the sidewalk and curb abutting the building or structure free from obstruction or nuisances of every kind and to keep sidewalks, areaways, backyards, courts and alleys free from litter and other offensive material. No person shall sweep into or deposit in any gutter, street, catch basin or other public place any accumulation of litter from any public or private sidewalk or driveway. Every person who owns or occupies property shall keep the sidewalk in front of his or her premises free of litter. All sweepings shall be collected and properly containerized for disposal.

**§ 266-27. Removal by authorized persons only.**

No person shall remove or gather solid waste or bulk items from the streets, highways or alleys or from any lot, yard, house or other building in the City of Camden, except the duly authorized person with whom the City of Camden shall contract for the collection, removal or gathering of solid waste from the streets, highways or alleys or from any lot, yard, house or other building in the City of Camden.

**§ 266-28. Violations and penalties. [Amended 4-9-1987 by Ord. No. MC-2289; 6-23-1988 by Ord. No. MC-2390; 5-23-2002 by Ord. No. MC-3752]**

- A. Any person who shall violate any of the provisions of this chapter shall, upon conviction thereof, be sentenced to a fine not exceeding \$1,000, imprisonment not to exceed 90 days or 90 days of community service.
- B. A minimum penalty of \$100 shall be imposed upon any person convicted of violating any of the provisions of this chapter. The court before which any person is convicted of violating this chapter shall have the power to impose any fine, term of imprisonment, or period of community service not less than the minimum and not exceeding the maximum fixed in this chapter.
- C. Any person who is convicted of violating any of the provisions of this chapter within one year of the date of a previous violation of the same chapter, and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less

than the minimum or exceed the maximum fine fixed for a violation of this chapter, but shall be calculated separately from the fine imposed for the violation of the same chapter.

- D. Any person found not complying with the mandatory recycling program, as set forth in § 266-19, will be sentenced to a fine not exceeding \$1,000, imprisonment not to exceed 90 days or 90 days of community service.

**§ 266-29. Applicability. [Amended 8-22-1991 by Ord. No. MC-2683]**

This chapter and the penalties provided for herein shall apply to all forms of waste disposal in the City of Camden, except to the extent that the enforcement of this chapter and the penalties provided herein are preempted by federal or state law.

## SPPP Form 10 - Ordinances

<b>Municipality Information</b>	Municipality: <u>City of Camden County Camden</u> NJPDES # : <u>0153338</u> PI ID #: <u>171564</u> Team Member/Title: <u>Fred Martin / Senior Administrative Analyst</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u> Date of Completion: <u>02/28/06</u> Date of most recent update: <u>02/28/05</u>
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For each ordinance, give the date of adoption. If not adopted, explain the development status:

Pet Waste Camden Admi. Code Section 210-37. Curbing of dogs:

Are information sheets regarding pet waste distributed with pet licenses? Y ( ) N ( )

Litter Camden Admin Code, various sections

Improper Waste Disposal Camden Admin Code, Chapter 266

Wildlife Feeding Camden Admin Code, Section 390-9

Yard Waste Camden Admin Code, Chapter 266, and others

Illicit Connections Camden Admin Code Chapter 465

**How will these ordinances be enforced?**

*The Department of Public Works has on staff five (5) Public Works inspectors who patrol the City looking for illegal and improper disposal of solid waste (such as litter at business locations). These inspectors issue citations requiring the property owner to abate the condition and if not abated, issue "tickets" with criminal penalties. In addition the City will remediate the problem and attempt to recover the costs of removal through lien.*

*The Department of Code Enforcement is responsible for the enforcement of Pet Waste, and other municipal codes (including the plumbing code that prohibits connection of a sanitary sewer to a storm water line*

**NOTE:**

*The City ordinances that respond to the requirements of the act have been codified into a Municipal Administrative Code. As such, the specific dates of adoption are not available. All City Administrative Code is available "on-line" at [http://www.e-codes.generalcode.com/codebook\\_frameset.asp](http://www.e-codes.generalcode.com/codebook_frameset.asp).*

## SPPP Form 11 – Storm Drain Inlet Retrofitting

<b>Municipality Information</b>	Municipality: <u>City of Camden County Camden</u> NJPDES #: <u>0153338</u> PI ID #: <u>171564</u> Team Member/Title: <u>Frederick Martin / Senior Administrative Analyst</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u> Date of Completion: <u>02/28/06</u> Date of most recent update: <u>02/26/08</u>				
What type of storm drain inlet design will generally be used for retrofitting?					
	Projected start date	Start date	Date of completion	# of storm drain inlets	# of storm drains w/ hydraulic exemptions
<i>Waterfront Separate susterm inlets</i>	<i>6/1/06</i>				
<i>Fairview Square Project</i>	<i>02/06</i>	<i>02/14/05</i>			
Are you claiming any alternative device exemptions or historic place exemptions for any of the above projects? Please explain: <i>The Fairview Village Neighborhood is a National and New Jersey Regisater Hiostoric District. All changes must be approved by SHPO, and inlets that have been removed as part of the Fairview Square Project are being required to be resued within the Historic portion of the neighborhood/</i>					

## SPPP Form 12 – Street Sweeping and Road Erosion Control Maintenance

<b>Municipality Information</b>	Municipality: <u>City of Camden</u> County: <u>Camden</u> NJPDES # : <u>0153338</u> PI ID #: <u>171564</u> Team Member/Title: <u>Frederick Martin / Senior Administrative Analyst</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u> Date of Completion: <u>02/28/06</u> Date of most recent update: <u>02/28/06</u>
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### Street Sweeping

Please describe the street sweeping schedule that you will maintain.  
 (NOTE: Attach a street sweeping log containing the following information: date and area swept, # of miles swept and the total amount of materials collected.)  
*The City of Camden contracts annually for the sweeping of municipal streets on a biweekly basis (except for the months of January and February) and has in place a municipal ordinance that regulates parking to ensure the streets are swept. The Waterfront separate drainage area is covered under this contract. The Fairview neighborhood is primarily residential, and is not covered by the contract. (cont)*

### Road Erosion Control Maintenance

Describe your Road Erosion Control Maintenance Program, including inspection schedules. A list of all sites of roadside erosion and the repair technique(s) you will be using for each site should be attached to this form.  
 (NOTE: Attach a road erosion control maintenance log containing the following information: location, repairs, date)  
*The City of Camden does not have any unpaved or uncurbed streets within the separately skewered areas. There are uncurbed, paved residential alleys within the Fairview residential neighborhood.*

The City of Camden contracts annually for the sweeping of municipal streets on a biweekly basis (except for the months of January and February) and has in place a municipal ordinance that regulates parking to ensure the streets are swept. The Waterfront separate drainage area is covered under this contract. The Fairview neighborhood is primarily residential, and is not covered by the contract. The principal artery through the neighborhood with significant Commercial development is NJ 168 (Black Horse Pike) and Collings Road, a Camden County Highway. Though the Fairview neighborhood is exempt from regulation (residential exception) the City of Camden is working with the residents to develop parking regulations that will permit the effective sweeping of the streets by the City's contractor.

**Road Erosion and Maintenance:**

The City of Camden does not have any unpaved or uncurbed streets within the separately sewerred areas. There are un curbed, paved residential alleys within the Fairview residential neighborhood.

**De-Icing Material Storage**

De-Icing material is not stored by the City of Camden within the areas covered by the Tier 1 permit. It currently is located on a concrete pad and covered by a tarp, and is located in East Camden. The City is planning to construct a new facility during FY 2007 in the Parkside (also outside the separately sewerred area) portion of the City.

## SPPP Form 13 – Stormwater Facility Maintenance

Municipality  
Information

Municipality: City of Camden County: Camden

NJPDES #: 0153338 PI ID #: 171564

Team Member/Title: Fred Martin / Senior Administrative Analyst

Effective Date of Permit Authorization (EDPA): 04/01/04

Date of Completion: 02/28/06 Date of most recent update: 02/28/06

Please describe your annual catch basin cleaning program and schedule. Attach a map/diagram or additional pages as necessary.

*This information is to be provided by United Water - Camden under a separate cover*

Please describe your stormwater facility maintenance program for cleaning and maintenance of all stormwater facilities operated by the municipality. Attach additional pages as necessary.

(NOTE: Attach a maintenance log containing information on any repairs/maintenance performed on stormwater facilities to ensure their proper function and operation.)

*The City of Camden does not operate storm water facilities beyond the catch basin and appurtenant piping and outfalls.*

## SPPP Form 14 - Outfall Pipe Stream Scouring Remediation

Municipality Information

Municipality: City of Camden County: Camden

NJPDES # : 0153338 PI ID #: 171564

Team Member/Title: Fred Martin / Senior Administrative Analyst

Effective Date of Permit Authorization (EDPA): 04/01/04

Date of Completion: 02/28/06 Date of most recent update: 02/28/06

Describe your stormwater outfall pipe scouring detection, remediation and maintenance program to detect and control active, localized stream and stream bank scouring. Attach additional pages as necessary.

(NOTE: Attach a prioritized list of sites observed to have outfall pipe stream and stream bank scouring, date of anticipated repair, method of repair and date of completion.)

*Visual inspection reveals little evidence of "scouring". The problem with most outfalls has been siltation caused by tidal influence and deposits.*



## SPPP Form 15 – De-icing Material Storage

Municipality  
Information

Municipality: City of Camden County Camden

NJPDES # : 0153338 PI ID #: 171564

Team Member/Title: Frederick Martin / Senior Administrative Analyst

Effective Date of Permit Authorization (EDPA): 04/01/04

Date of Completion: 02/28/06 Date of most recent update: 02/28/06

### De-icing Material Storage

Describe how you currently store your municipality's de-icing materials, and describe your inspection schedule for the storage area. If your current storage practices do not meet the de-icing material storage SBR describe your construction schedule and your seasonal tarping interim measures. If you plan on sharing a storage structure, please include its location, as well as a complete list of all concerned public entities. If you store sand outdoors, describe how it meets the minimum standard.

*De-Icing Material Storage*

*De-Icing material is not stored by the City of Camden within the areas covered by the Tier 1 permit. It currently is located on a concrete pad and covered by a tarp, and is located in East Camden. The City is planning to construct a new facility during FY 2007 in the Parkside (also outside the separately sewerred area) portion of the City.*

## SPPP Form 17 – Employee Training

<b>Municipality Information</b>	Municipality: <u>City of Camden County Camden</u> NJPDES # : <u>0153338</u> PI ID #: <u>171564</u> Team Member/Title: <u>Frederick Martin / Senior Administrative Analyst</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u> Date of Completion: <u>02/28/06</u> Date of most recent update: <u>02/28/06</u>
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Describe your employee training program. For each required topic, list the employees that will receive training on that topic, and the date the training will be held. Attach additional pages as necessary.

*The Department of Public Works personnel do not maintain any storm water facilites or appewrtunances.*

*The facilites are maintained under contract with United water - Camden. A copy of their training information will be appended to theis Plan.*

## SPPP Form 67 – Standard Operating Procedures

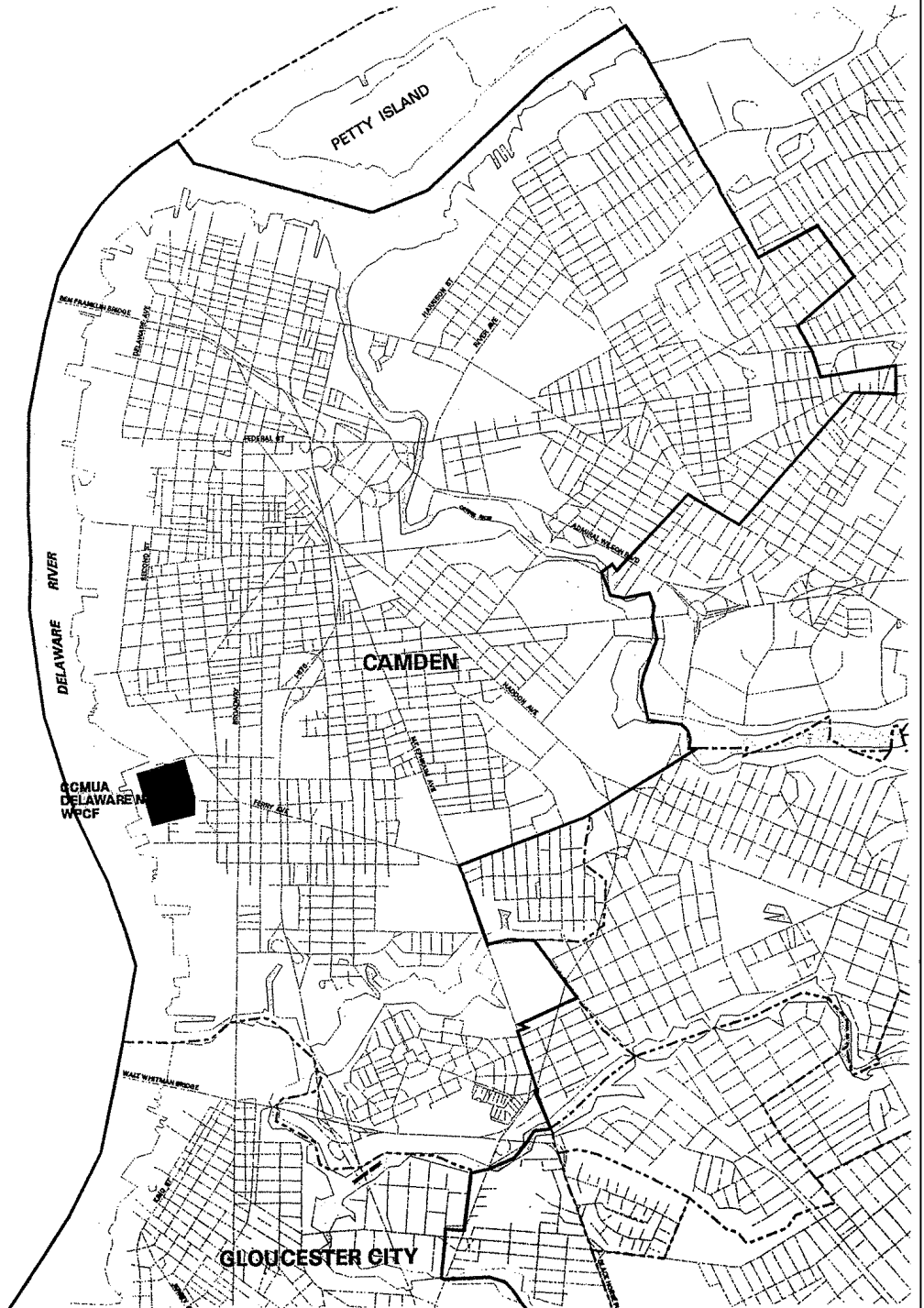
<b>Municipality Information</b>	Municipality: <u>City of Camden County Camden</u> NJPDES # : <u>0153338</u> PI ID #: <u>171564</u> Team Member/Title: <u>Fred Martin / Senior Administrative Analyst</u> Effective Date of Permit Authorization (EDPA): <u>04/01/04</u> Date of Completion: <u>02/28/06</u> Date of most recent update: <u>02/28/06</u>	
<b>BMP</b>	<b>Date SOP went into effect</b>	<b>Describe your inspection schedule</b>
<b>Fueling Operations</b> (including the required practices listed in Attachment D of the permit)	<i>N/A no fueling within separate areas</i>	
<b>Vehicle Maintenance</b> (including the required practices listed in Attachment D of the permit)	<i>N/A no fueling areas within the area of the permit</i>	
<b>Good Housekeeping Practices</b> (including the required practices listed in Attachment D of the permit)  <b>Attach inventory list required by Attachment D of the permit.</b>	<i>N/A no municipal facilities within the area of the permit</i>	

**Appendix C**  
**Figures/Maps**

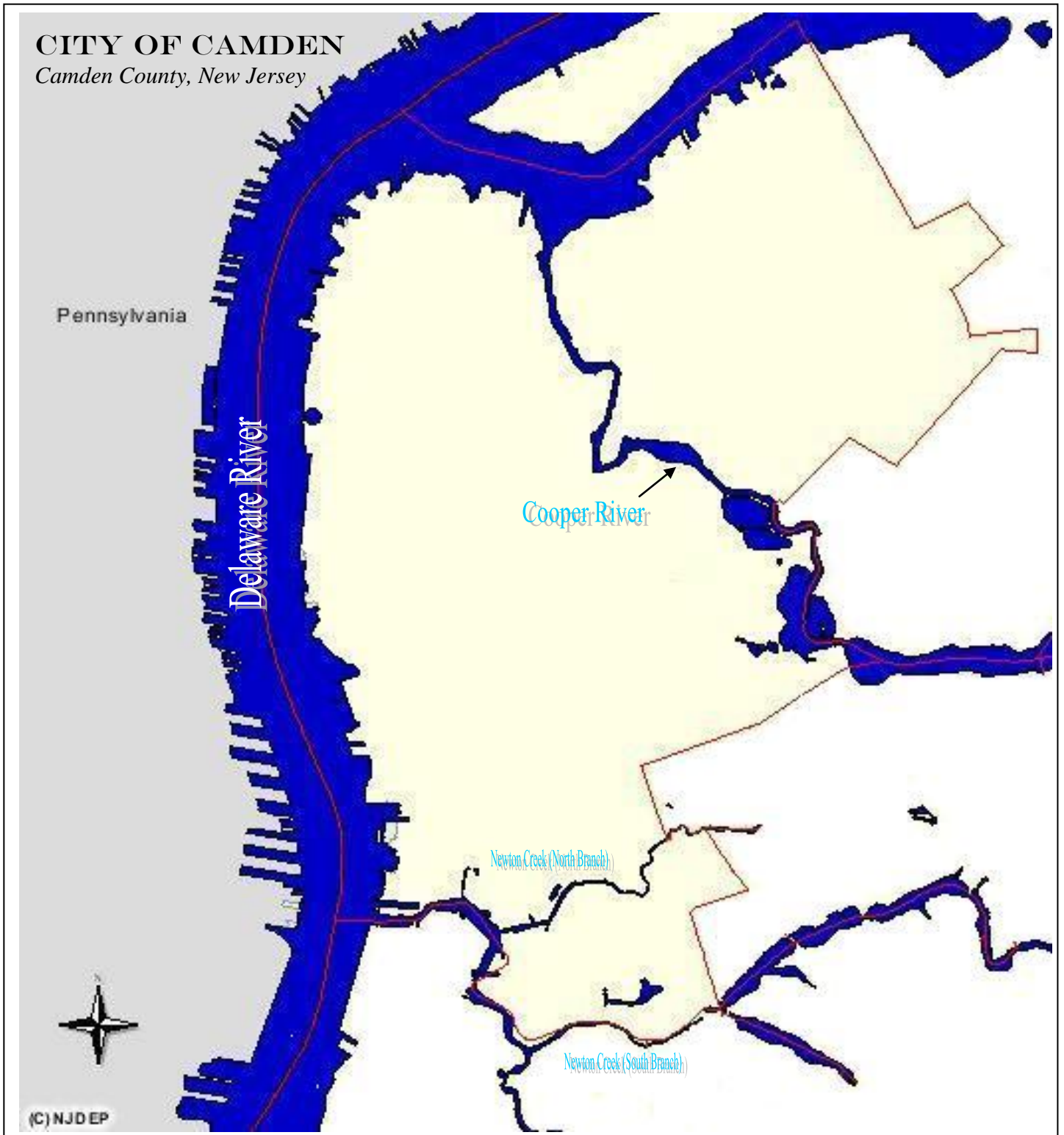
# CITY OF CAMDEN – OVERVIEW MAP

## CITY OF CAMDEN

*Camden County, New Jersey*



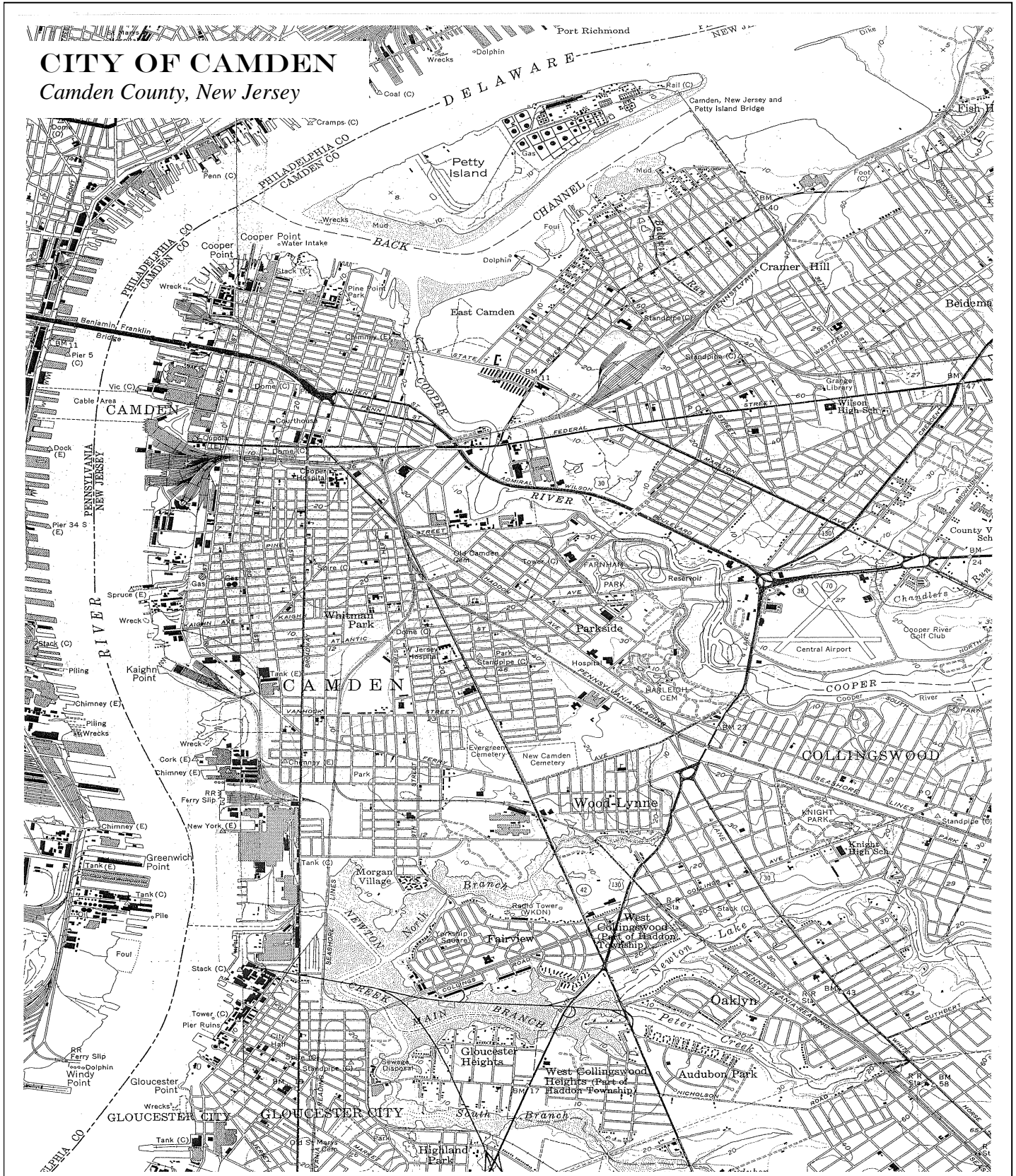
# CITY OF CAMDEN – WATERWAYS



# CITY OF CAMDEN – USGS QUADRANGLE MAP

## CITY OF CAMDEN

Camden County, New Jersey

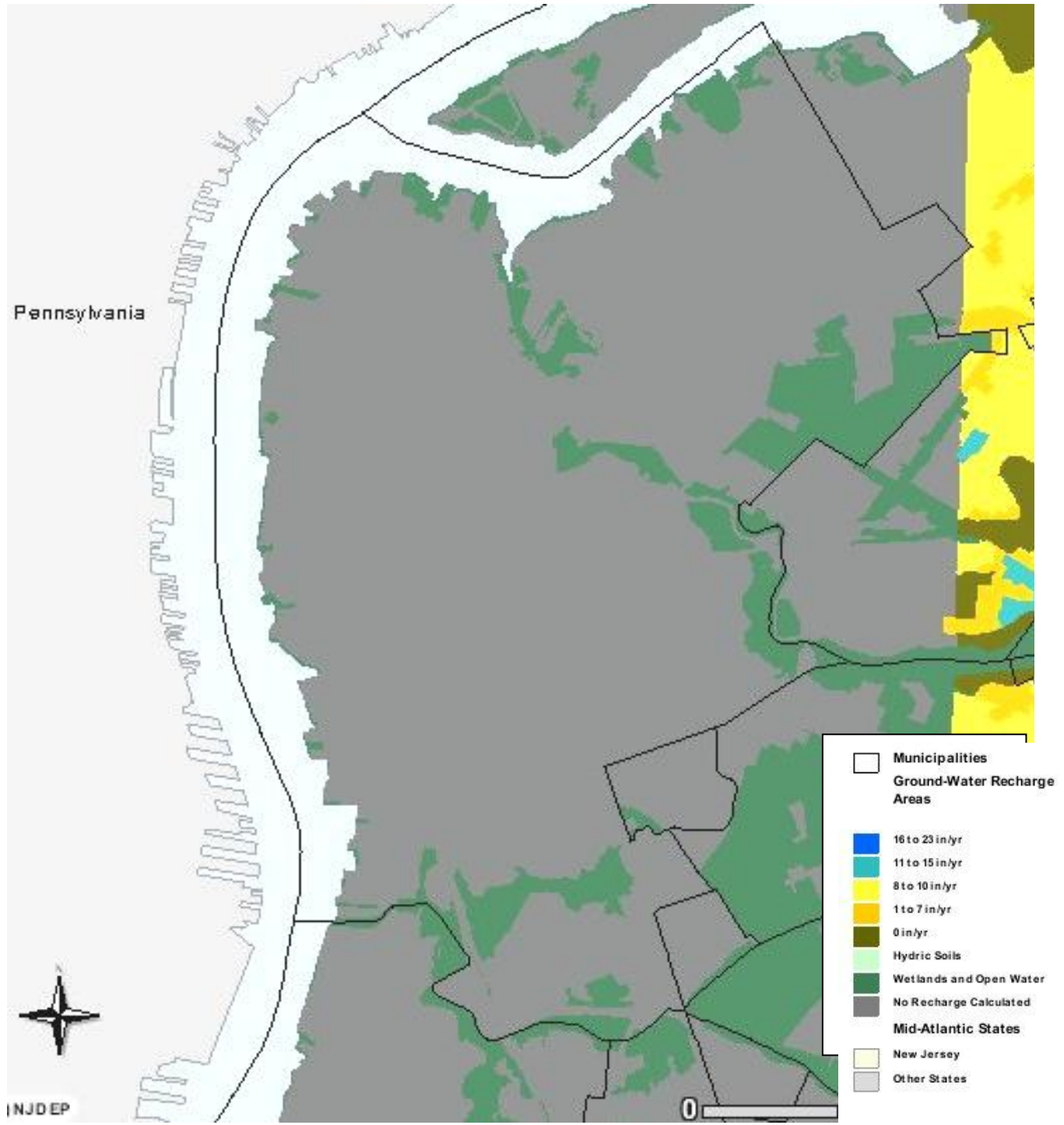




# CITY OF CAMDEN – GROUNDWATER RECHARGE MAP

## CITY OF CAMDEN

Camden County, New Jersey

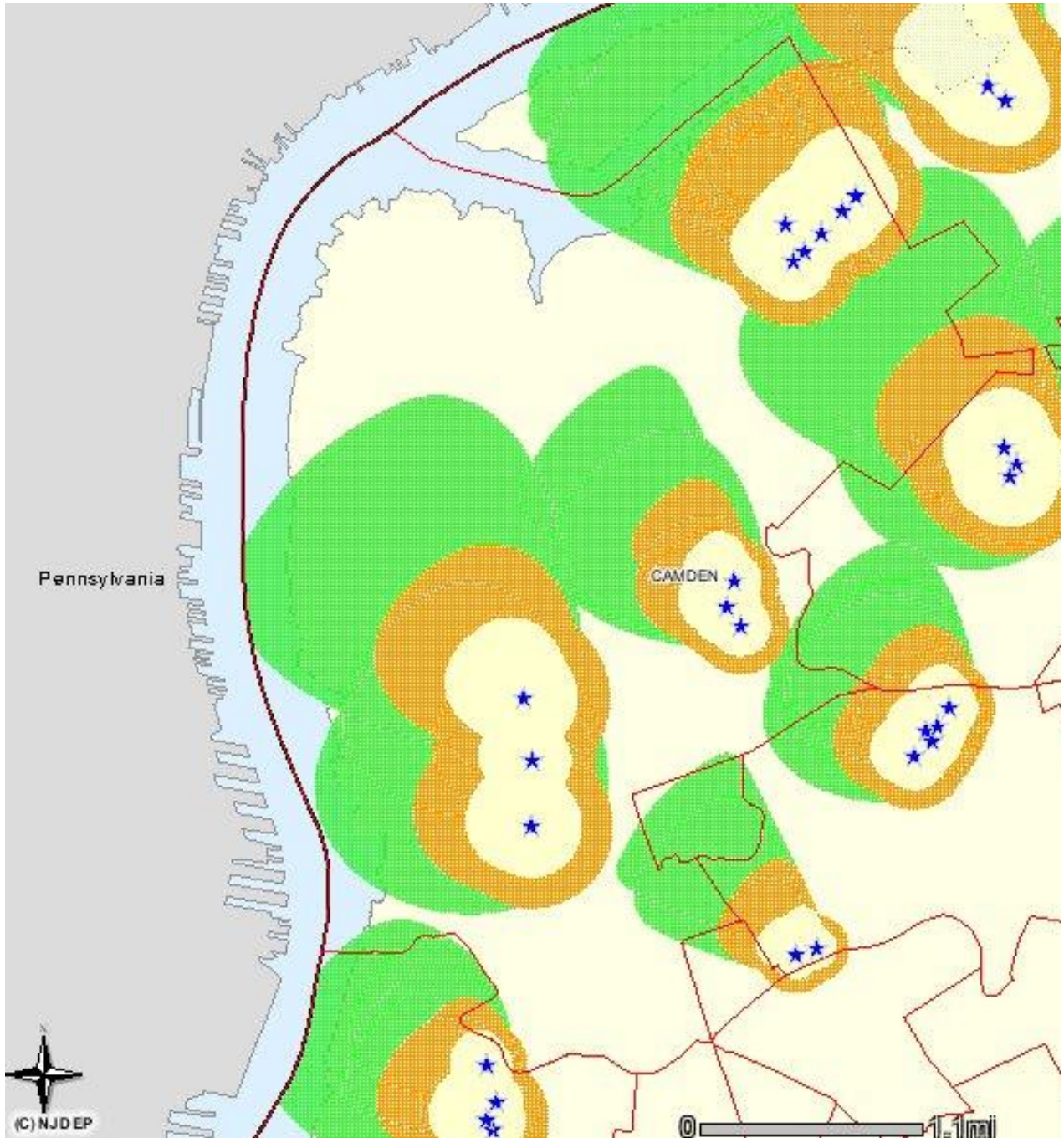




# CITY OF CAMDEN – WELLHEAD PROTECTION MAP

## CITY OF CAMDEN

*Camden County, New Jersey*





# CITY OF CAMDEN – LAND USE MAP (2002)

## CITY OF CAMDEN

Camden County, New Jersey

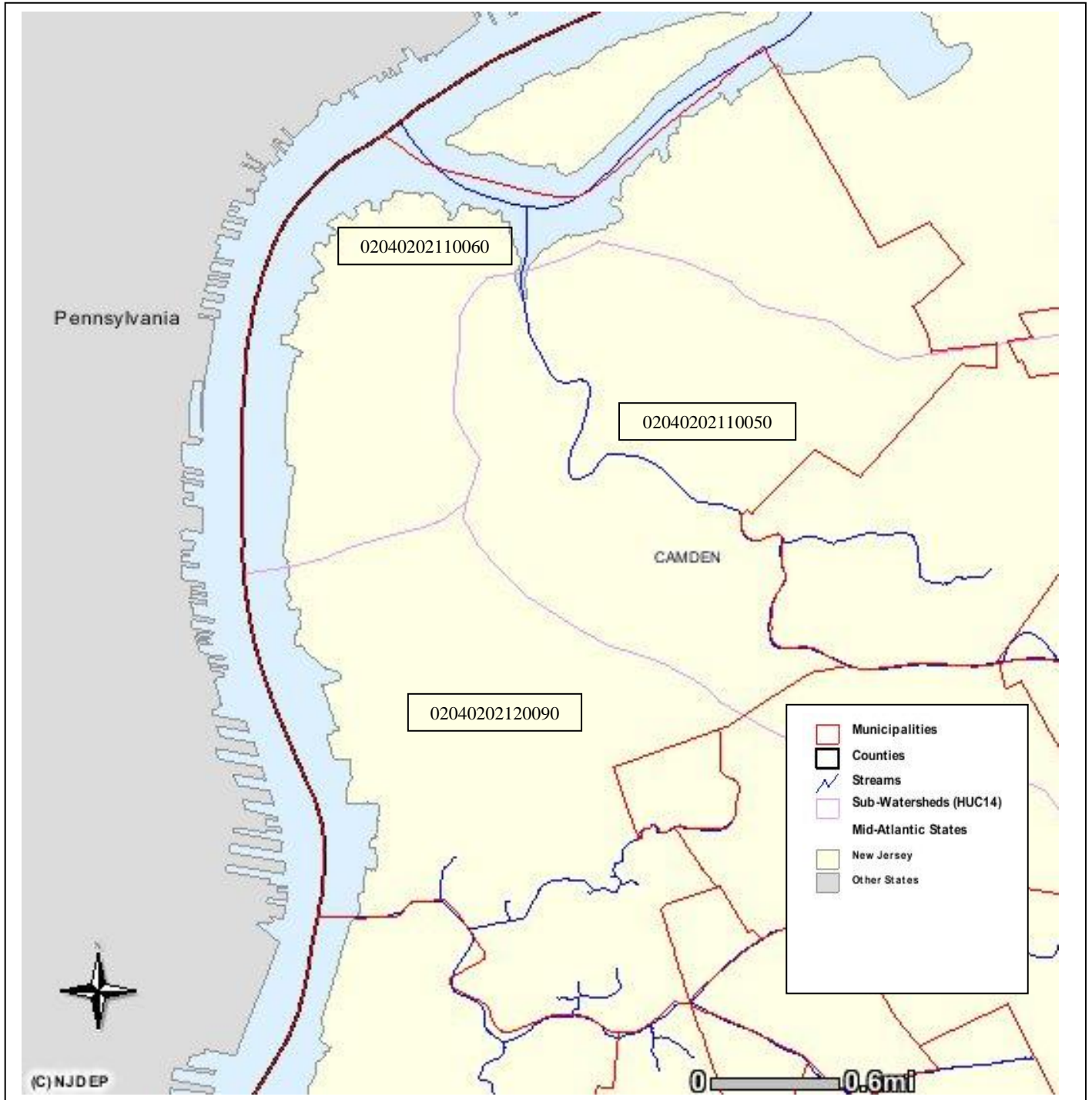




# CITY OF CAMDEN – HYDROLOGIC UNITS (HUC14) MAP

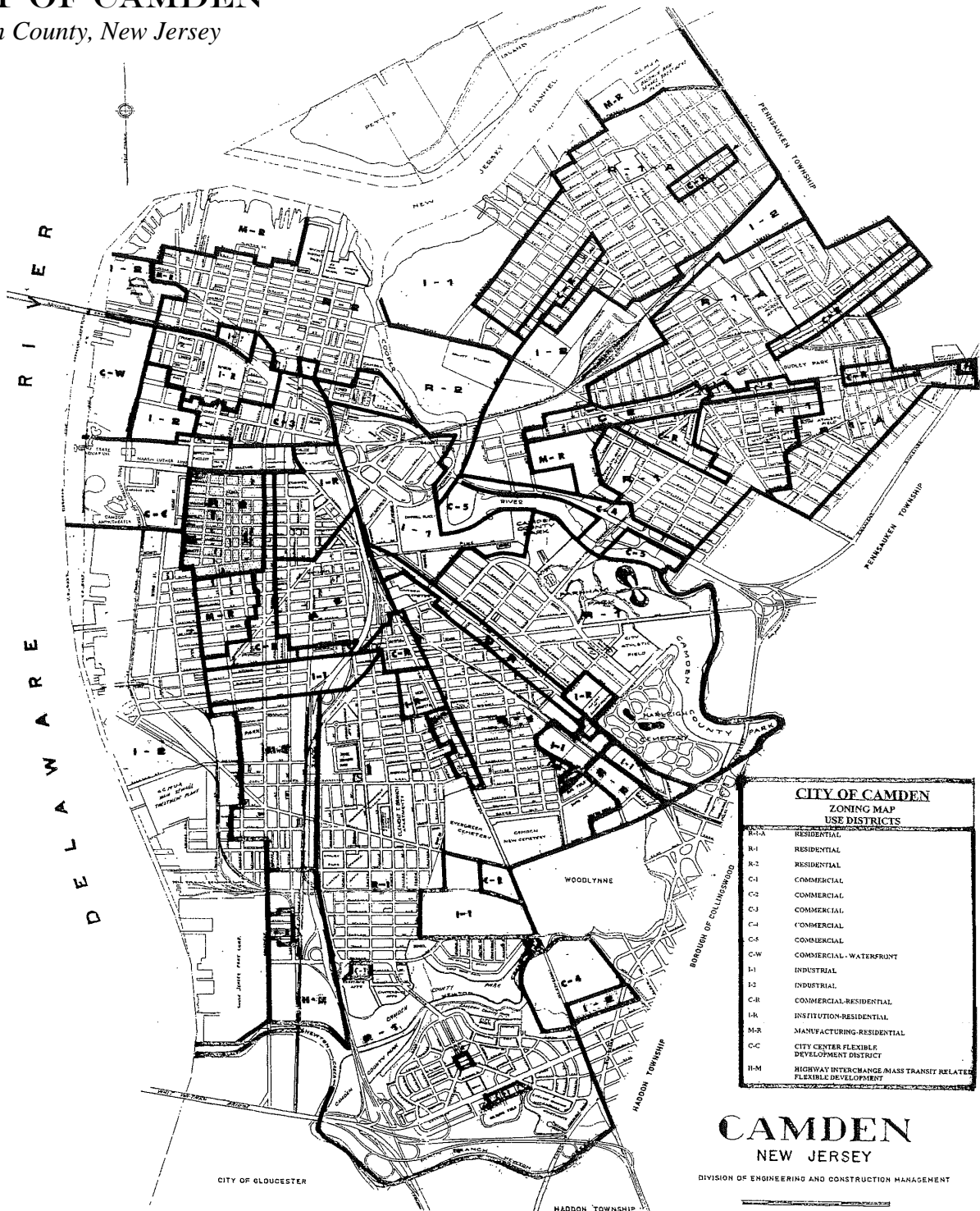
## CITY OF CAMDEN

Camden County, New Jersey



# CITY OF CAMDEN - ZONING MAP

**CITY OF CAMDEN**  
Camden County, New Jersey



**CAMDEN**  
NEW JERSEY

DIVISION OF ENGINEERING AND CONSTRUCTION MANAGEMENT

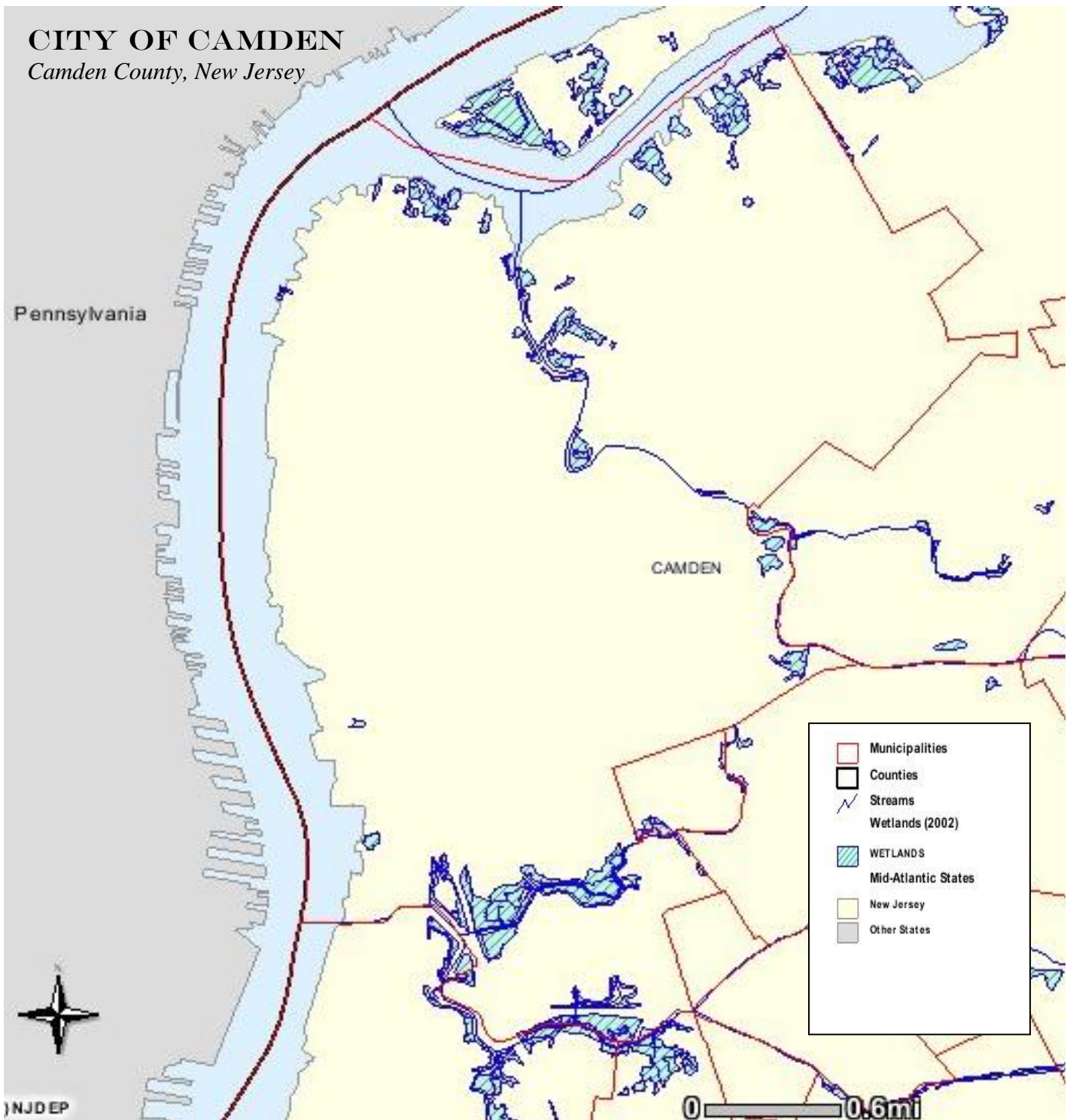
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Revised as of this date 8-1-08  
Revised as of this date Aug 7-07  
Revised as of this date 10-1-03

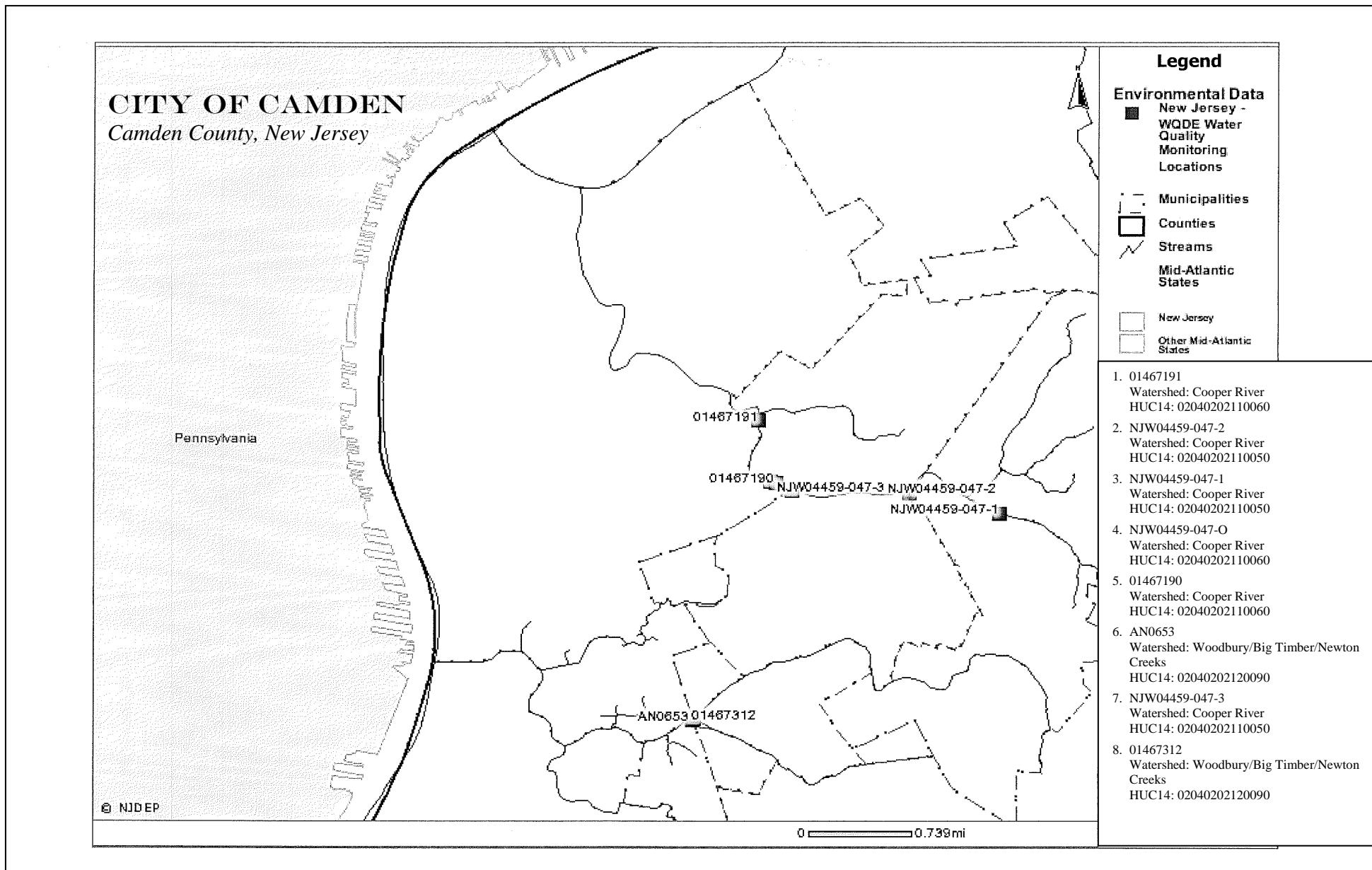
# CITY OF CAMDEN – WETLANDS MAP

## CITY OF CAMDEN

Camden County, New Jersey



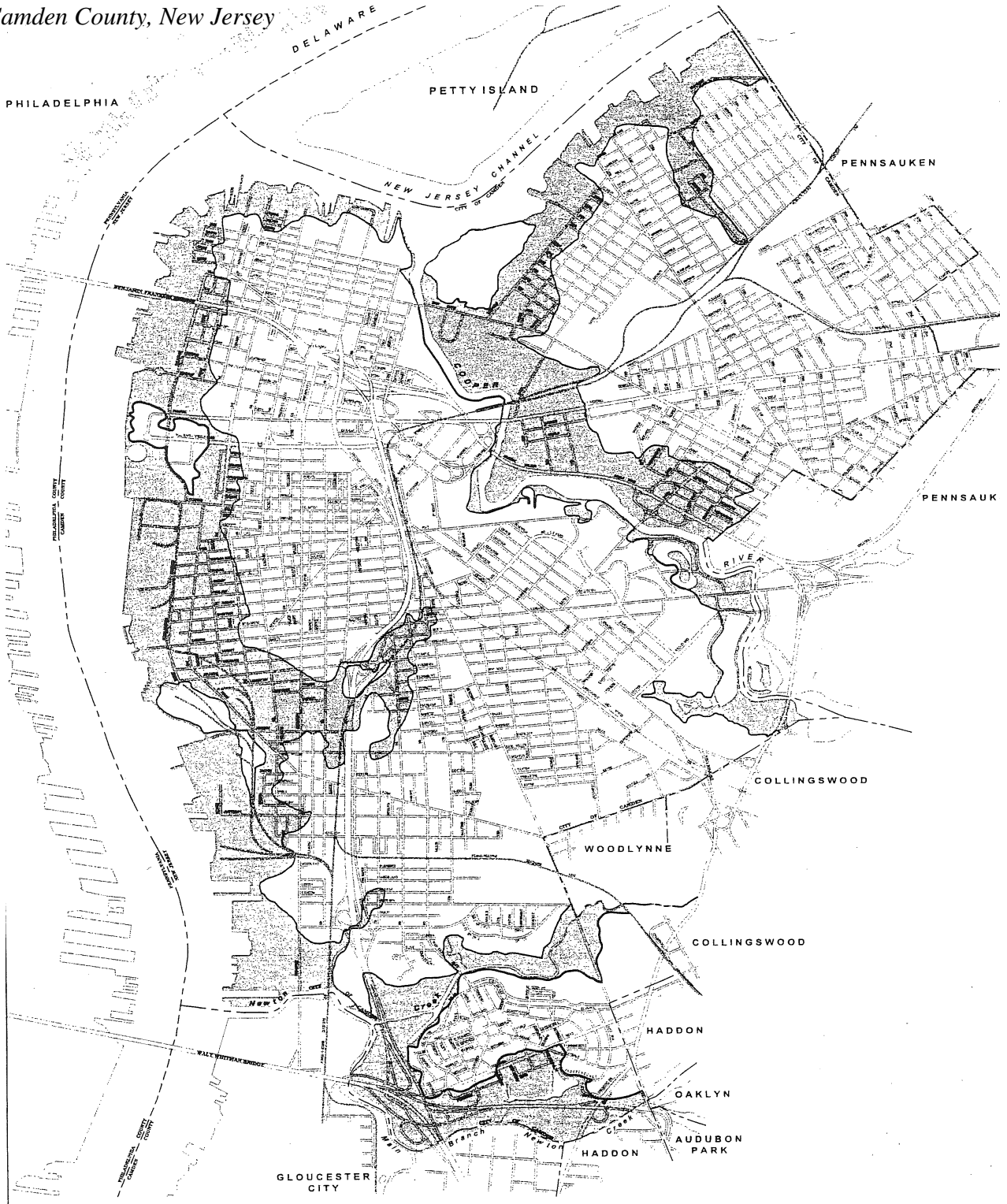
# CITY OF CAMDEN – WATER QUALITY MONITORING (NJ-WQDE) (CAMDEN VICINITY)



# CITY OF CAMDEN - 100 YEAR FLOODPLAIN MAP

## CITY OF CAMDEN

Camden County, New Jersey



### LEGEND

100 Year Floodplain 



## FLOODPLAIN

City of Camden  
Master Plan

*Lenex, Mueller & Associates - Planning Consultants*  
*S.T. Hudson Engineers, Inc. - Engineering Consultants*  
*Lemay & Giorgio - Urban Design Consultants*

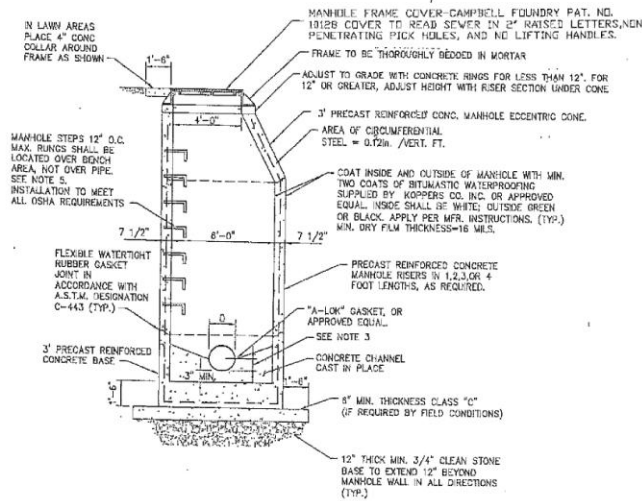
## APPENDIX V

### CITY OF CAMDEN DIVISION OF CAPITAL IMPROVEMENTS & PROJECT MANAGEMENT

#### DESIGN MANUAL DRAWING LIST

SEWER	
S-1 Standard 4'-0" Diameter Precast Manhole	S-19 Building Section
S-2 Concrete Shallow Manhole Detail	S-20 Pump Station and Valve Chamber Drain Schematic
S-3 Sampling/Metering Manhole Detail	S-21 Pump Station and Valve Chamber Schematic Notes
S-4 Automatic Interior Grease Interceptor	S-22 Pump Station – Wet Well Portion
S-5 Oil Water Separator	S-23 Pump Station – Meter Chamber and Valve Chamber Portion
S-6 Grease Interceptor Detail	S-24 Pump Station Site Plan
S-7 Concrete Saddle Detail and Connection to Existing Manhole Detail	S-25 Sewer Lateral Connection to Brick Sewer
S-8 Typical Lateral Detail and Sanitary Sewer Cleanout Detail	S-26 "Inserta Tee" Details
S-9 Trench Detail and Concrete Encasement Detail for Pipe Crossings	S-27 Plugging Sewer Laterals
S-10 Drop Manhole Detail	S-28 Plugging Sewer Laterals
S-11 Brick Sewer/New Pipe Connection	S-29 Stormsewer Bedding Detail
S-12 Street Restoration Detail	S-30 Type "B" Bicycle Safe Grate & Type "N-ECO" Curb Piece
S-13 Buried Pipe Schedule Abbreviations	S-31 Storm Sewer Manhole Detail
S-14 Buried Pipe Schedule	S-32 Standard Cast Iron Trap
S-15 Design, Construction, Inspection and Testing Manual	S-33 Copolymer Polypropylene Plastic Steel Reinforced Manhole Step
S-16 Building Plan	S-34 Type "B" NJDOT Inlet Detail
S-17 Front Building Elevation and Placard Detail	S-35 DI Manhole Frame & Cover
S-18 Rear Building Elevation	S-36 1 of 2 Clean-out Protection Box Detail
	S-36 2 of 2 Sanitary sewer cleanout detail-in pavement



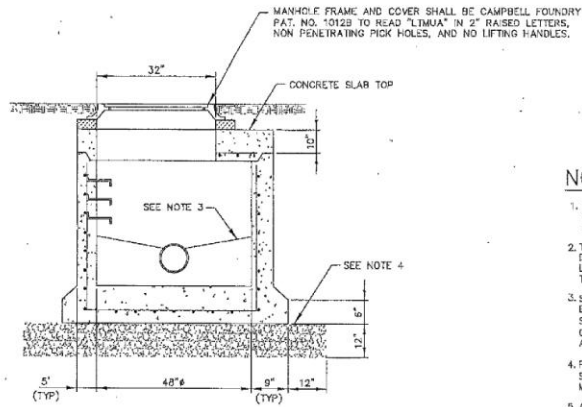


**NOTES:**

1. PRECAST MANHOLE IN ACCORDANCE WITH A.S.T.M. DESIGNATION C-478, MINIMUM COMPRESSIVE STRENGTH 4000 P.S.I. (TYP.), MANHOLE TO BE MANUFACTURED BY ATLANTIC CONCRETE, OR APPROVED EQUAL.
2. ALL MANHOLES NOT LOCATED IN CROWN OF ROAD SHALL BE CONSTRUCTED WATERTIGHT WITHOUT THE USE OF A RUBBER GASKET. WATER TIGHTNESS MAY BE ACHIEVED BY DISH SHAPED INSERTS, WATERTIGHT CASINGS, OR APPROVED EQUAL. DISH SHAPED WATERTIGHT INSERT SHALL BE SUPPLIED, TWO PER MANHOLE.
3. SMOOTH CONCRETE CHANNEL WITH DEPTH EQUAL TO 0.80 TIMES THE DIA. OF THE MAIN SEWER FOR SIZES 8" TO 15" AND 0.60 TIMES THE DIA. FOR SIZES 16" AND ABOVE. (USE CLASS C CONCRETE).
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ADEQUATE BALLAST TO OFFSET FLOATATION FORCES ACTING ON MANHOLES INSTALLED IN WET AREAS.
5. POLYPROPYLENE RINGS, WITH GRADE 60 STEEL REINFORCEMENT AND TEETH AND SOLE GUARDS AS MANUFACTURED BY MA INDUSTRIES, STEEL RINGS NOT ALLOWED. FOR MANHOLES GREATER THAN 18"-Ø DEEP, APPLICANT SHALL CONTACT LITMA FOR SPECIFIC MANHOLE REQUIREMENTS. ALL OSHA REQUIREMENTS MUST BE MET.
6. ANY MANHOLE REQUIRING LINING SHALL HAVE MANHOLE RINGS REMOVED AND HAVE A COMPOSITE LADDER INSTALLED.
7. PROVIDE WRAPAROSEAL MAN-HOLE ENCAPSULATION SYSTEM, AS MANUFACTURED BY CANUSA-CPS, AROUND FRAME AND GRADE RINGS FOR ALL MANHOLES AND AROUND ALL RISER JOINTS. INSTALLATION SHALL BE PROVIDED IN ACCORDANCE WITH ALL OF MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
8. MANHOLE FRAME SHALL BE LAID IN 1-INCH OF MORTAR AND HAVE 1-INCH MORTAR AROUND THE RIM.
9. THERE SHALL BE NO CHANGE IN FLOW DIRECTION GREATER THAN 90 DEGREES.

**STANDARD 4'-0" Ø PRECAST MANHOLE**

CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

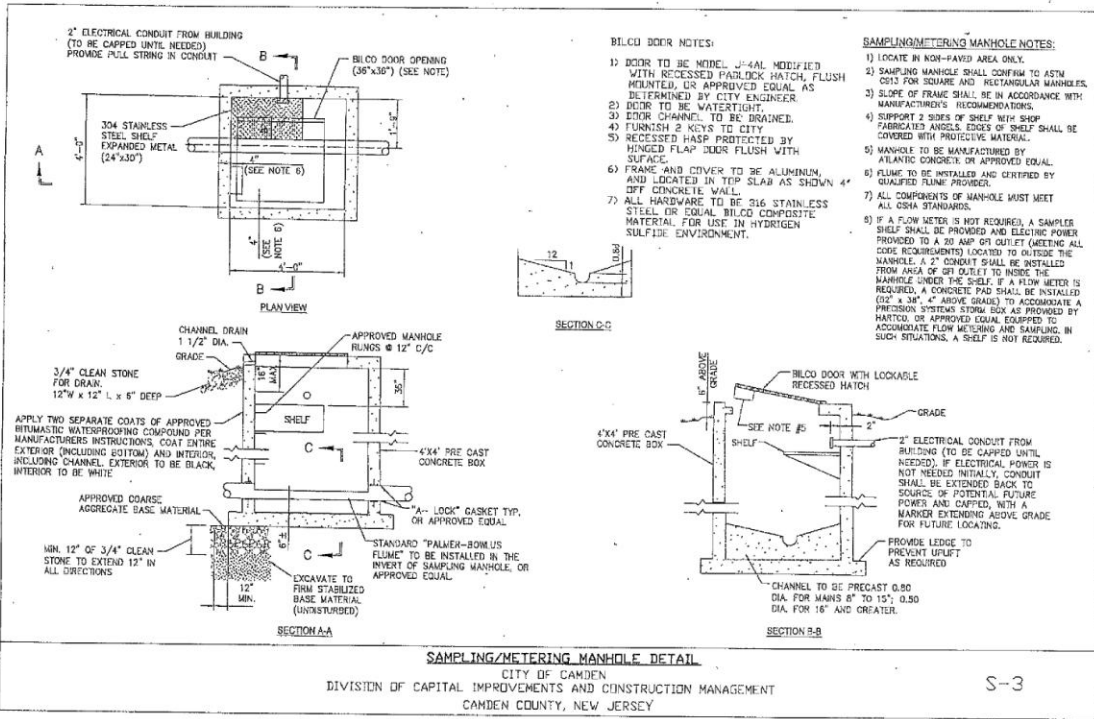


**NOTES:**

1. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH 4'-0" DIAMETER PRECAST MANHOLE.
2. TOP SLAB REINFORCING SHALL BE DESIGNED TO WITHSTAND H20 WHEEL LOADS, SIGNED AND BE PROVIDED BY THE PRECAST MANUFACTURER.
3. SMOOTH CONCRETE CHANNEL WITH DEPTH EQUAL TO 0.80 TIMES THE DIA. OF THE SEWER MAIN FOR SIZES 8" TO 15" AND 0.50 TIMES THE DIA. FOR SIZES 18" AND ABOVE. USE CLASS C CONCRETE.
4. PLACE UPON 12" THICK 3/4" CLEAN STONE, EXTENDED TO 12" BEYOND MANHOLE IN ALL DIRECTIONS.
5. ALL STANDARDS AND REQUIREMENTS FOR STANDARD 4'-0" DIAMETER PRECAST MANHOLE SHALL APPLY FOR CONCRETE SHALLOW MANHOLES, REFER TO L1-1 FOR REQUIREMENTS.
6. CONCRETE SHALLOW MANHOLE IS DEFINED AS ANY MANHOLE WITH LESS THAN 4' STRAIGHT WALL AROUND ENTIRE MANHOLE CIRCUMFERENCE.
7. FOLLOW ALL SPECIFICATIONS PROVIDED ON S-1.

**CONCRETE SHALLOW MANHOLE DETAIL**  
 CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

S-2



**SAMPLING/METERING MANHOLE DETAIL**

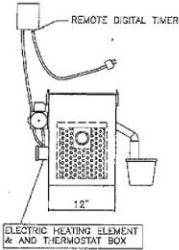
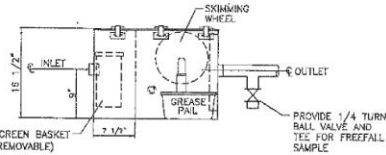
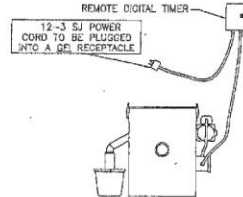
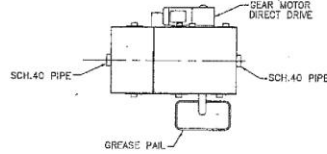
CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

**ELECTRICAL INFORMATION**

UNIT MUST BE PLUGGED INTO A GFI(GROUND FAULT INTERRUPTER)RECEPTACLE.

GEARMOTOR- .93 FLA, 115V, 60hz ELECTRIC  
HEATING ELEMENT- 115 V, 1500 W

**NOTE:**  
THE AUTOMATIC INTERIOR GREASE INTERCEPTOR IS NOT A TRAP FOR SEWER GAS. A TRAP SHALL BE PROVIDED DOWN STREAM FROM THE GREASE STOPPER.

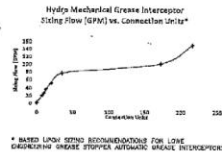


MODEL CAPACITY ***	PEAK ALLOWABLE FLOW (GPM) †	DIMENSIONS			STATIC WATER (GAL)	*GREASE HOLDING CAPACITY (GAL)	INLET/OUTLET DIAMETER	INLET/OUTLET HEIGHT
		LENGTH	WIDTH	HEIGHT				
GS-15	25	23"	12"	17"	8	50	2" / 2"	8" / 8"
GS-20	34	27"	14"	18"	13	69	2" / 2"	8" / 8"
GS-25	43	33"	16"	18"	17	91	3" / 2"	9" / 8"
GS-25L	41	40"	22"	18"	19	83	3" / 2"	9" / 8"
GS-35	63	38"	17"	19"	23	124	3" / 3"	10" / 8"
GS-35	126	38"	18"	28"	44	253	3" / 3"	17" / 8"
GS-50	146	40"	18"	33"	50	292	4" / 4"	15" / 18"
GS-75	228	48"	18"	36"	75	458	4" / 4"	25" / 22"
GS-100	318	60"	20"	38"	104	638	4" / 4"	22" / 22"

† - SEE CHART FOR STANDARD RELATIONSHIP BETWEEN CONNECTION UNITS AND SEWING FLOW. LTMJA MAY REQUIRE ALTERNATE CONNECTION UNIT VS. SEWING FLOW RELATIONSHIPS FOR SPECIFIC APPLICATIONS.

\*\* - NATIONAL PLUMBING CODE REQUIRES A MINIMUM 2 LBS. GREASE DETENTION FOR EACH GPM OF FLOW.

\*\*\* - MODEL CAPACITY NUMBER BASED UPON "GREASE STOPPER" AS PROVIDED BY HIGHLAND TANK. GREASE INTERCEPTOR SHALL BE "GREASE STOPPER", THE "TWO STOPPER" OR APPROVED EQUAL. CONTACT LTMJA FOR MANUFACTURER CONTACTS.



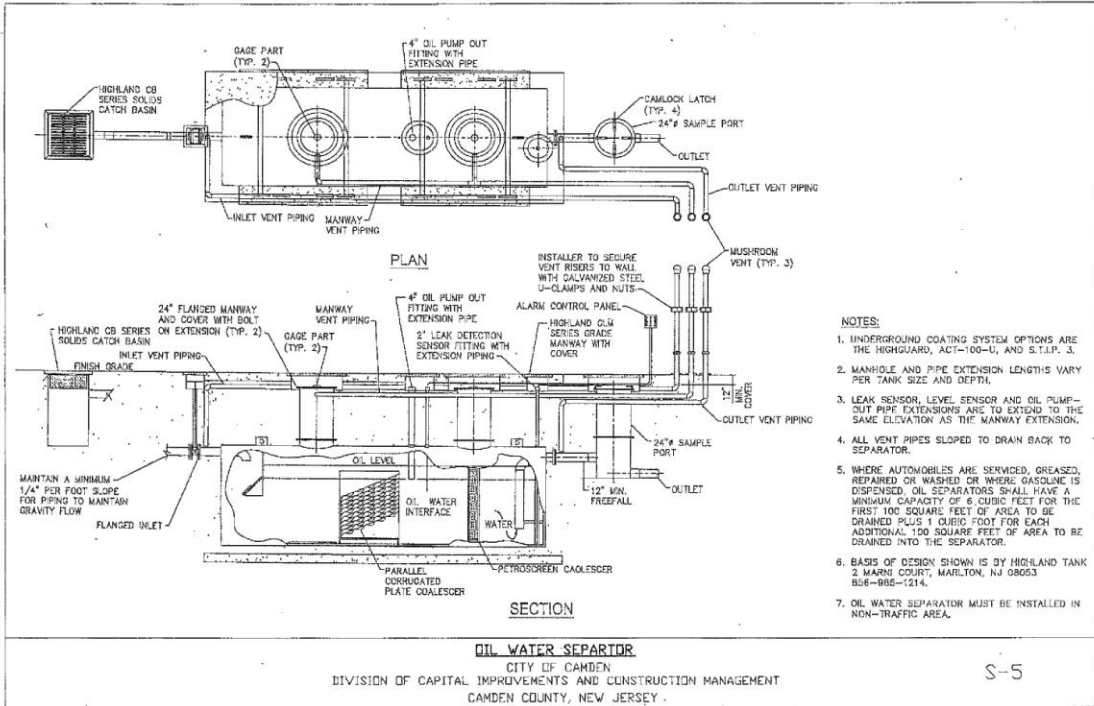
**NOTE:**

1. BASIS OF DESIGN SHOWN IS GREASE STOPPER BY LOWE ENGINEERING, WWW.GREASESTOPPER.COM.

**AUTOMATIC INTERIOR GREASE INTERCEPTOR**

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
CAMDEN COUNTY, NEW JERSEY

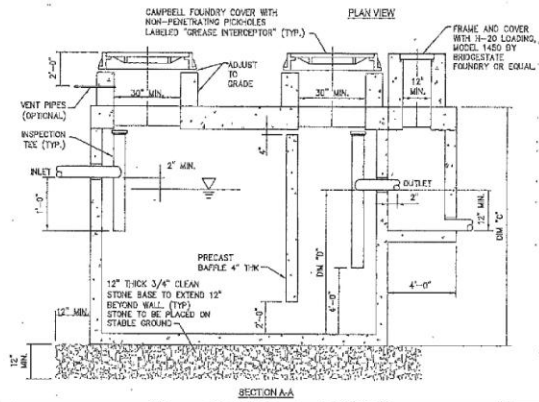
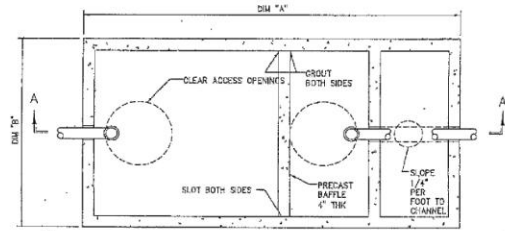
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**NOTES:**

1. CONCRETE: 28 DAY  $f_c = 4000$  PSI. STRUCTURE TO BE OF PRECAST CONSTRUCTION, AS MANUFACTURED BY ATLANTIC CONCRETE OR APPROVED EQUAL.
2. REBAR: ASTM A615 GRADE 60
3. REIN: ASTM A-118 GRADE 65
4. DESIGN: AC308-83 BULLED CORN ASTM C-857 MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERPINNING PRECAST CONCRETE UTILITY STRUCTURES.
5. LOADS: H-20 TRUCK WHEEL W/200K IMPACT PER AASHTO.
6. FILL W/CLEAN WATER PRIOR TO START UP OF SYSTEM.
7. CONTRACTOR TO SUPPLY & INSTALL ALL PIPING AND SANITARY TEES, 4 CLEAN OUTS, FOR CLEANING TOWARD TRAP AND FOR CLEANING AWAY FROM TRAP ON BOTH THE INLET AND OUTLET/ALT. DUAL SWEEP CLEAN OUTS.
8. GRAY WATER ONLY, BLACK WATER SHALL BE CARRIED BY SEPARATESEWER.
9. COAT OUTSIDE WITH TWO COATS (MIN DFT = 25 MILS) OF BLACK BITUMASTIC WATER PROOFING SUPPLIED BY COPPERS CO. INC. OR APPROVED EQUAL. INTERIOR TO BE COATED WITH TWO COATS WHITE EPOXY. APPLY PER MFR. INSTRUCTIONS.
10. SEPARATOR TO BE PLACED IN GRASS AREA, AS AVAILABLE. MUST BE IN A NON-TRAFFIC AREA.
11. EXTERIOR PENETRATIONS TO HAVE A-LOCK GASKET, OR APPROVED EQUAL.
12. FOR GREASE SEPARATOR SIZES LARGER THAN SHOWN IN THE TABLE ABOVE, CONSULT WITH LITMAJ AND ITS ENGINEER.
13. NOTE THAT GREASE SEPARATOR IS DIFFERENT THAN OIL-WATER SEPARATOR.
14. MANUFACTURER'S ENGINEER SHALL CERTIFY SIZING SELECTION.
15. MANHOLE LIDS TO SAY "GREASE INTERCEPTOR" IN 2" RAISED LETTERS.

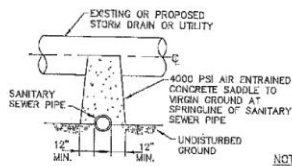
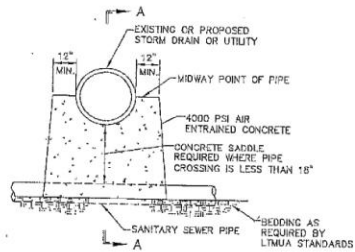
GALLON CAPACITY	DIAM "A"	DIAM "B"	DIAM "C"	DIAM "D"
600	7'-0"	4'-8"	7'-0"	3'-6"
750	7'-0"	4'-8"	7'-0"	4'-3"
1000	7'-0"	5'-0"	7'-2"	5'-8"
1250	8'-0"	5'-0"	7'-2"	5'-2"
1500	9'-0"	5'-8"	7'-2"	5'-4"
1750	11'-2"	5'-8"	7'-2"	4'-11"
2000	11'-2"	5'-8"	8'-0"	4'-7"
2500	12'-8"	5'-8"	8'-0"	5'-6"
3000	12'-8"	5'-8"	8'-0"	6'-0"



**GREASE INTERCEPTOR DETAIL**

CITY OF CAMDEN  
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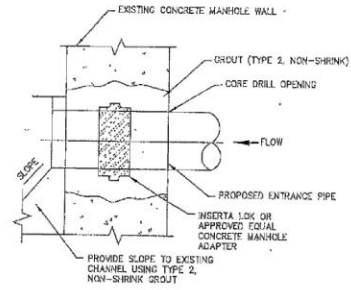
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**SECTION "A-A"**

**CONCRETE SADDLE**

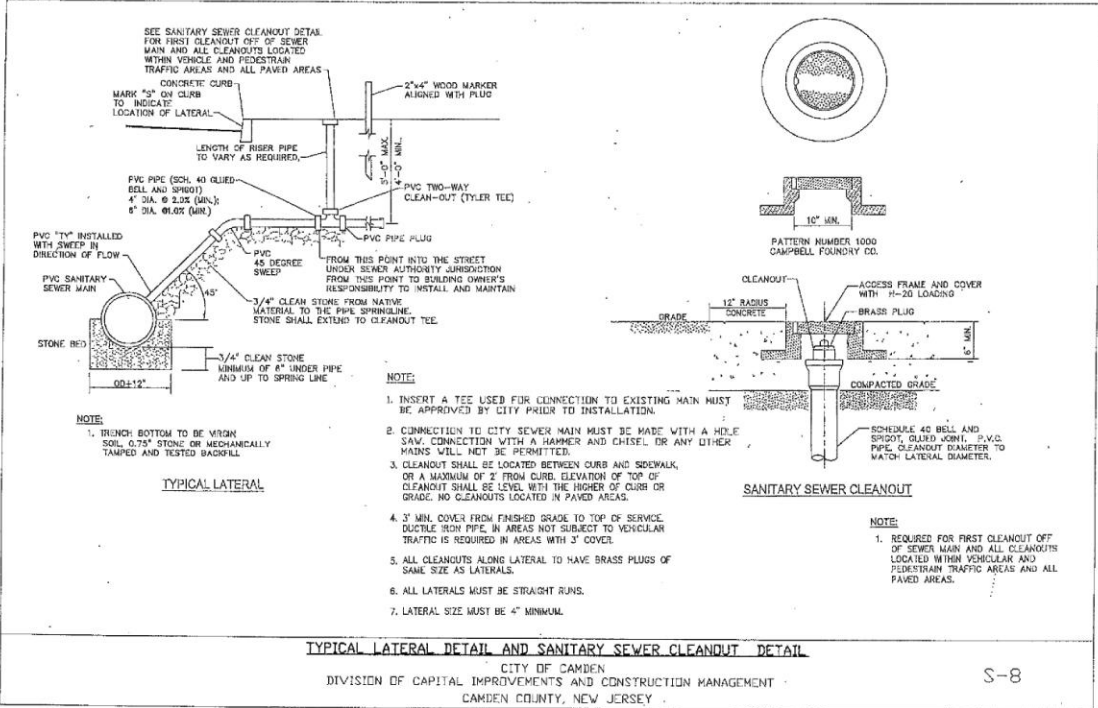
**NOTE:**  
1. ALLOW CONCRETE TO CURE FOR 24 HOURS BEFORE BACKFILLING.



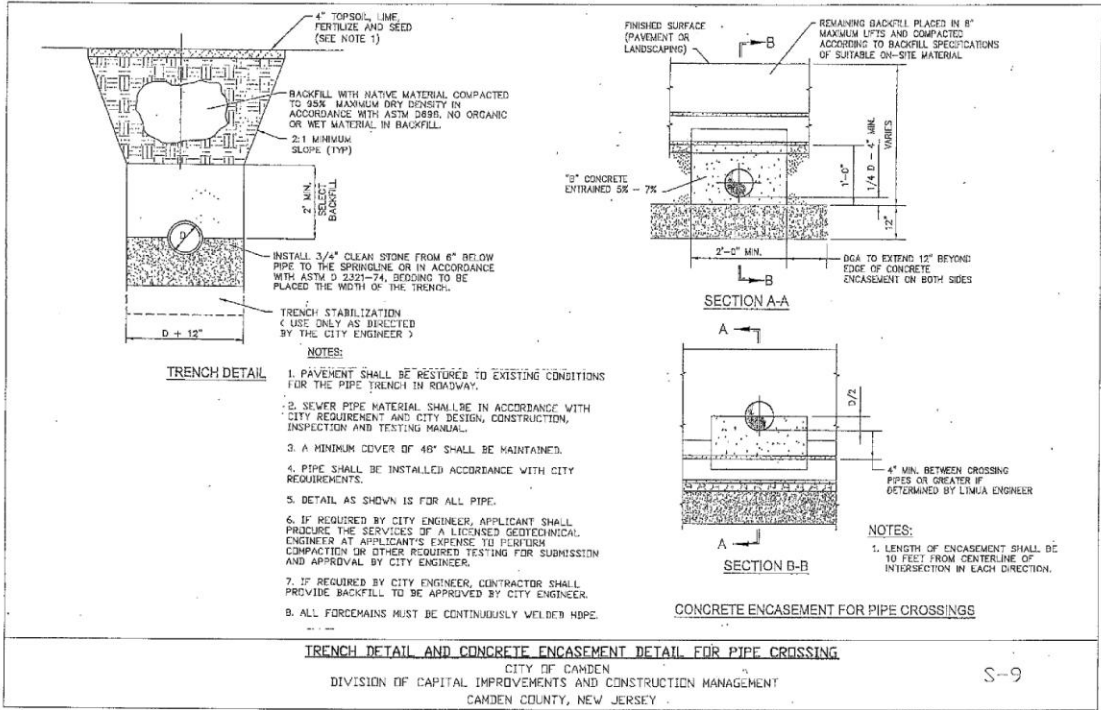
**CONNECTION TO EXISTING MANHOLE**

**CONCRETE SADDLE DETAIL AND CONNECTION TO EXISTING MANHOLE DETAIL**

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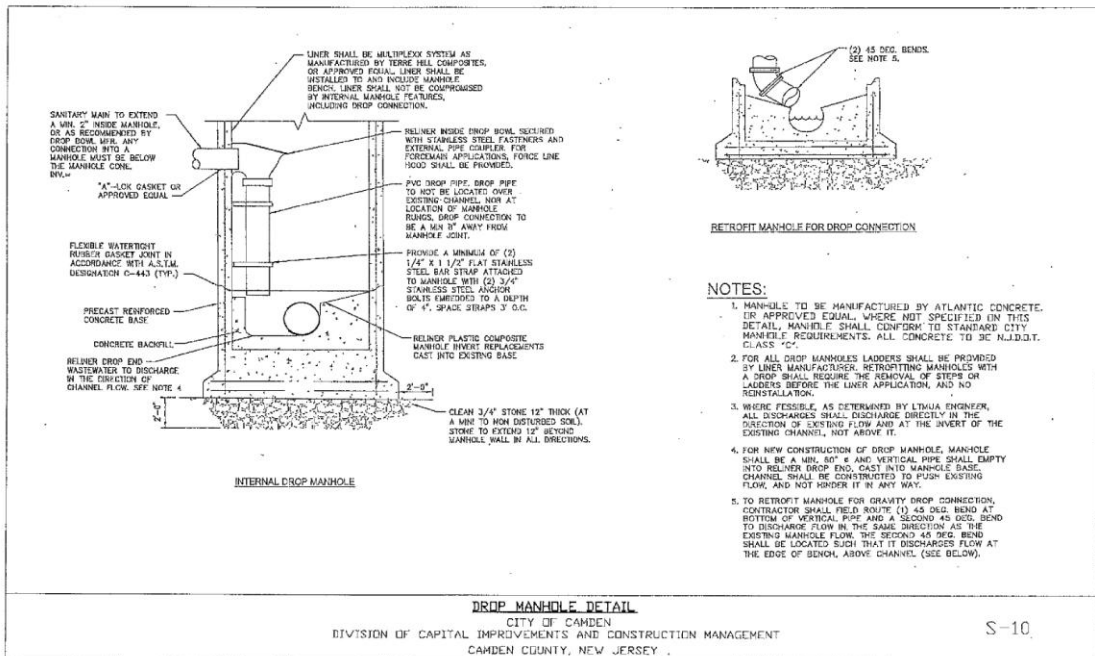




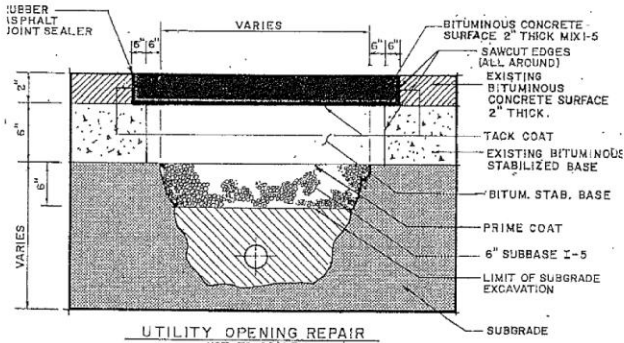


**TRENCH DETAIL AND CONCRETE ENCASEMENT DETAIL FOR PIPE CROSSING**

CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY



STREET RESTORATION DETAIL #1



UTILITY OPENING REPAIR  
 NOT TO SCALE  
BITUMINOUS OVER BIT. STAB.

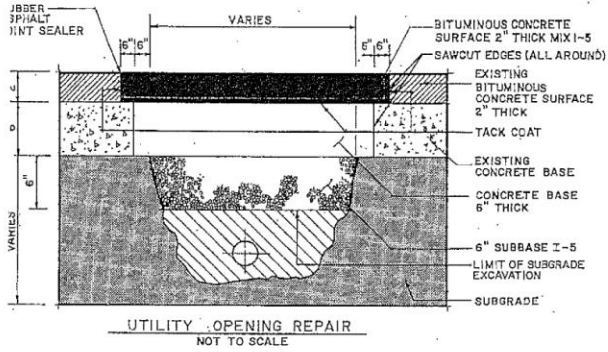
- NOTES:
1. PROTECT SUBGRADES AND FOUNDATION SOILS FROM SOFTENING AND DAMAGE BY WATER, FREEZING TEMPERATURES OR FROST.
  2. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF CHARACTER OF MATERIALS AND OBSTRUCTIONS ENCOUNTERED. TAMP SUBGRADE PRIOR TO PLACEMENT OF RESTORATION MATERIALS.
  3. BOX CUT EXISTING OPENINGS AS INDICATED ON DETAIL. SAW CUT EXISTING UTILITY STREET OPENING USING LONGITUDINAL AND TRAVERSE CUTS TO PROVIDE A NEAT EDGE AND SEAL JOINTS AS INDICATED.
  4. PLACE EACH MATERIAL AT DEPTH AND THICKNESS INDICATED. COMPACT EACH LAYER BY MEANS OF TAMPING.
  5. GRADE AREAS TO A SMOOTH SURFACE TO BLEND INTO EXISTING GRADES.
  6. UNDER PAVEMENTS AND WALKWAYS, PLACE SUBBASE COURSE MATERIAL ON PREPARED SUBGRADES AS INDICATED OR DIRECTED BY ENGINEER AND COMPACT BY TAMPING TO REQUIRED THICKNESSES.
  7. REMOVE SURPLUS SATISFACTORY SOIL AND WASTE MATERIAL INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF IT.

STREET RESTORATION DETAIL

CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

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**STREET RESTORATION DETAIL # 2**



**BITUMINOUS OVER CONCRETE**

**NOTES:**

1. PROTECT SUBGRADES AND FOUNDATION SOILS FROM SOFTENING AND DAMAGE BY WATER, FREEZING TEMPERATURES OR FROST.
2. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF CHARACTER OF MATERIALS AND OBSTRUCTIONS ENCOUNTERED. TAMP SUBGRADE PRIOR TO PLACEMENT OF RESTORATION MATERIALS.
3. BOX CUT EXISTING OPENINGS AS INDICATED ON DETAIL. SAW CUT EXISTING UTILITY STREET OPENING USING LONGITUDINAL AND TRAVERSE CUTS TO PROVIDE A NEAT EDGE AND SEAL JOINTS AS INDICATED.
4. PLACE EACH MATERIAL AT DEPTH AND THICKNESS INDICATED. COMPACT EACH LAYER BY MEANS OF TAMPING.
5. GRADE AREAS TO A SMOOTH SURFACE TO BLEND INTO EXISTING GRADES.
6. UNDER PAVEMENTS AND WALKWAYS, PLACE SUBBASE COURSE MATERIAL ON PREPARED SUBGRADES AS INDICATED OR DIRECTED BY ENGINEER AND COMPACT BY TAMPING TO REQUIRED THICKNESSES.
7. REMOVE SURPLUS SATISFACTORY SOIL AND WASTE MATERIAL INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF IT.

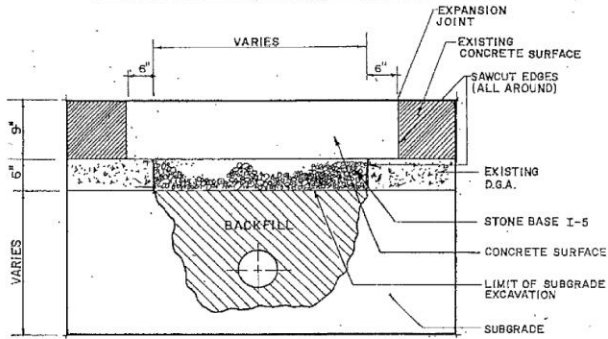
**UTILITY OPENING REPAIR**  
NOT TO SCALE

**STREET RESTORATION DETAIL**

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
CAMDEN COUNTY, NEW JERSEY

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**STREET RESTORATION DETAIL # 3**



**UTILITY OPENING REPAIR**  
NOT TO SCALE  
**CONCRETE SURFACE OVER STONE BASE**

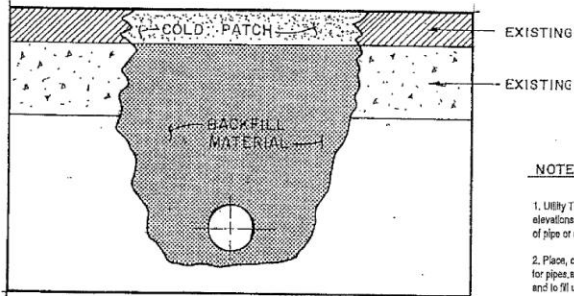
- NOTES:
1. PROTECT SUBGRADES AND FOUNDATION SOILS FROM SOFTENING AND DAMAGE BY WATER, FREEZING TEMPERATURES OR FROST.
  2. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF CHARACTER OF MATERIALS AND OBSTRUCTIONS ENCOUNTERED. TAMP SUBGRADE PRIOR TO PLACEMENT OF RESTORATION MATERIALS.
  3. BOX CUT EXISTING OPENINGS AS INDICATED ON DETAIL. SAW CUT EXISTING UTILITY STREET OPENING USING LONGITUDINAL AND TRAVERSE CUTS TO PROVIDE A NEAT EDGE AND SEAL JOINTS AS INDICATED.
  4. PLACE EACH MATERIAL AT DEPTH AND THICKNESS INDICATED. COMPACT EACH LAYER BY MEANS OF TAMPING.
  5. GRADE AREAS TO A SMOOTH SURFACE TO BLEND INTO EXISTING GRADES.
  6. UNDER PAVEMENTS AND WALKWAYS, PLACE SUBBASE COURSE MATERIAL ON PREPARED SUBGRADES AS INDICATED OR DIRECTED BY ENGINEER AND COMPACT BY TAMPING TO REQUIRED THICKNESSES.
  7. REMOVE SURPLUS SATISFACTORY SOIL AND WASTE MATERIAL INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF IT.

**STREET RESTORATION DETAIL**

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
CAMDEN COUNTY, NEW JERSEY

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**STREET RESTORATION DETAIL # 4**



**TYPICAL UTILITY OPENING (TEMPORARY)  
NOT TO SCALE**

**NOTE:**

1. Utility Trenches: excavate trenches to indicated slopes, line depths and invert elevations. Maintain 12 inches (300 mm) of working clearance on each side of pipe or conduit.
2. Place, compact and shape bedding course to provide continuous support for pipes and conduits over rock and other unyielding bearing surfaces and to fill unauthorized excavations.
3. Place and compact initial backfill of satisfactory soil material or subbase material, free of particles larger than 1 inch (25 mm) to a height of 12 inches (300 mm) over the utility pipe or conduit. Place and compact final backfill of satisfactory soil material to final subgrade.
4. Provide temporary Bituminous patch.
5. Check patched area routinely for any signs of settlement, repair as needed.

**STREET RESTORATION DETAIL**

CITY OF CAMDEN  
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**BURIED PIPING SCHEDULE  
ABBREVIATIONS**

The following abbreviations are used:

A. Material Abbreviations

Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Thermoplastic-Polyvinyl Chloride	PVC
Copper Tubing	CT

B. Interior Lining Abbreviations

Cement Lined	CL
Bituminous Coated	BC

C. Exterior Coating Abbreviations

Bituminous Coated	BC
Polyethylene Sleeve	PS
Painted	P

D. Joint Abbreviations

Bell and Spigot	B&S
Mechanical Joint	MJ
Flare	Flr.
Butt Welded	BW
Grooved	GR
Compression Fittings	C
Push-on Joint	PJ

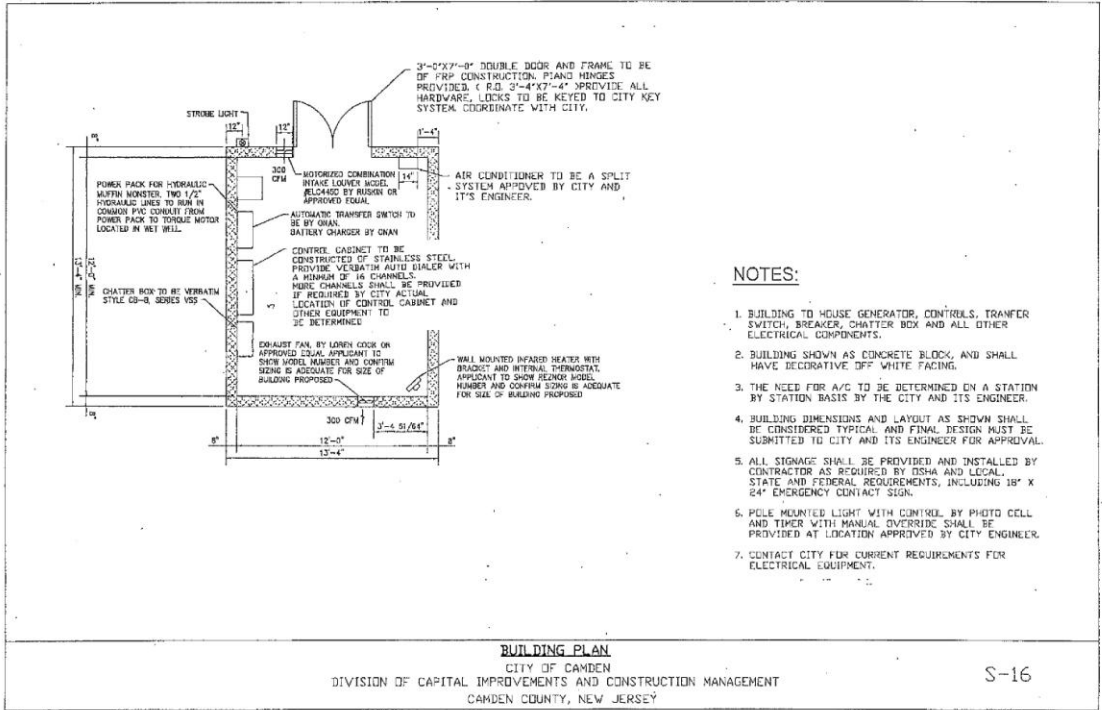
## BURIED PIPING SCHEDULE

<u>SERVICE</u>	<u>MATERIAL</u>	<u>INFERIOR LININGS</u>	<u>EXTERIOR COATING</u>	<u>THICKNESS CLASS</u>	<u>JOINT</u>	<u>PRESSURE TEST (PSIQ)</u>
Water Main Offsets (1)	DI	CL, BC	BC, PS	56	MU(2)	Normal operating Pressure (3)
Water Service Connections 2-inch and smaller	CT	-	-	Type L	C	Normal operating pressure (3)
Water Service Connections larger than 2-inch	DI	CL, BC	BC, PS	53	PJ	Normal operating pressure (3)
Gravity Sewers Less Than or equal to 24" Diameter	PVC	-	-	SDR35	B&S	-
Gravity Sewers 24" Diameter or greater	RCP	BC	-	Class IV Wall b	B&S	-

- (1) All new piping, fittings, appurtenances shall be disinfected prior to installation.  
 (2) With restrained joints (retainer glands and tie rods/lugs).  
 (3) No visual leakage.





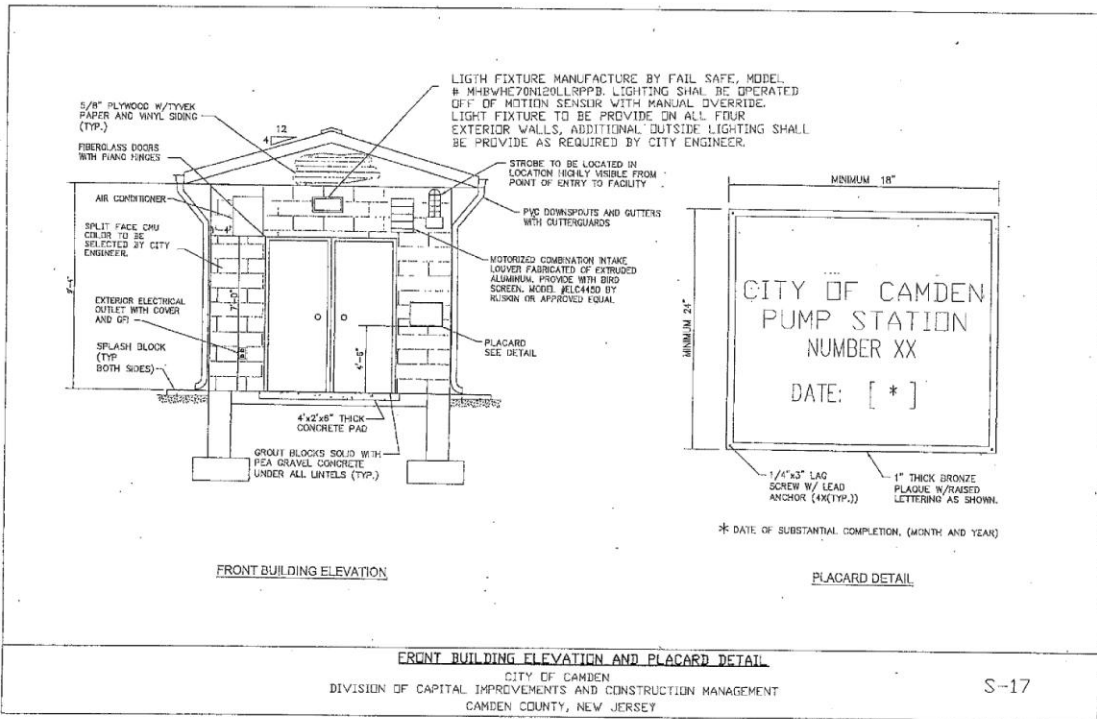


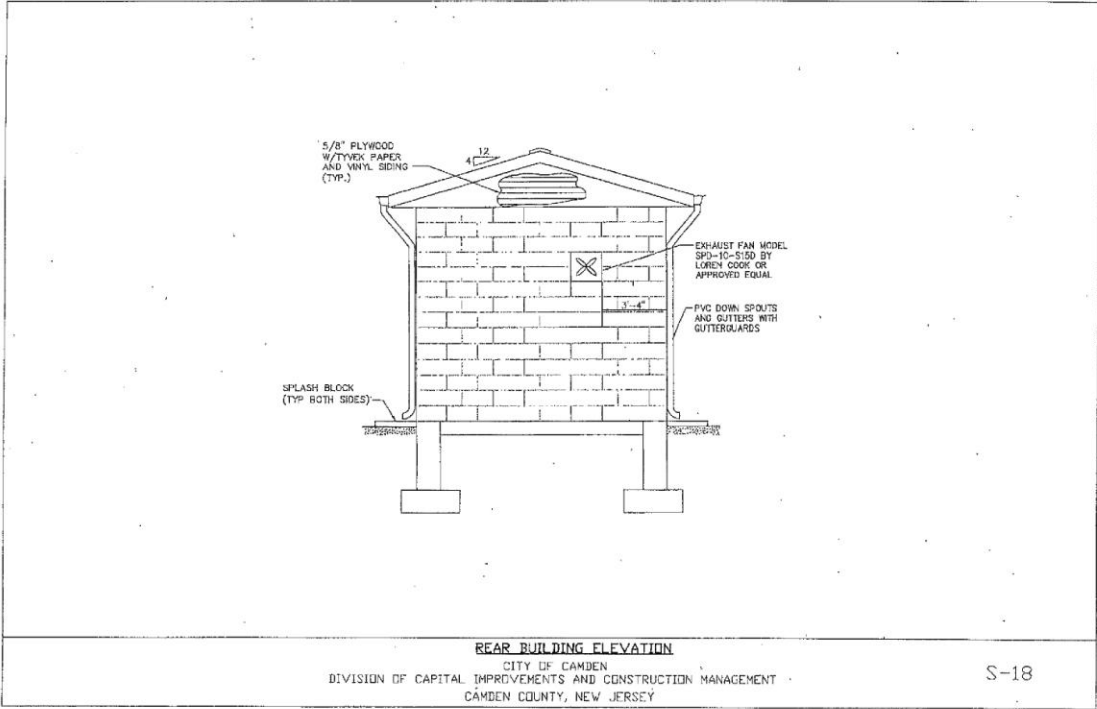
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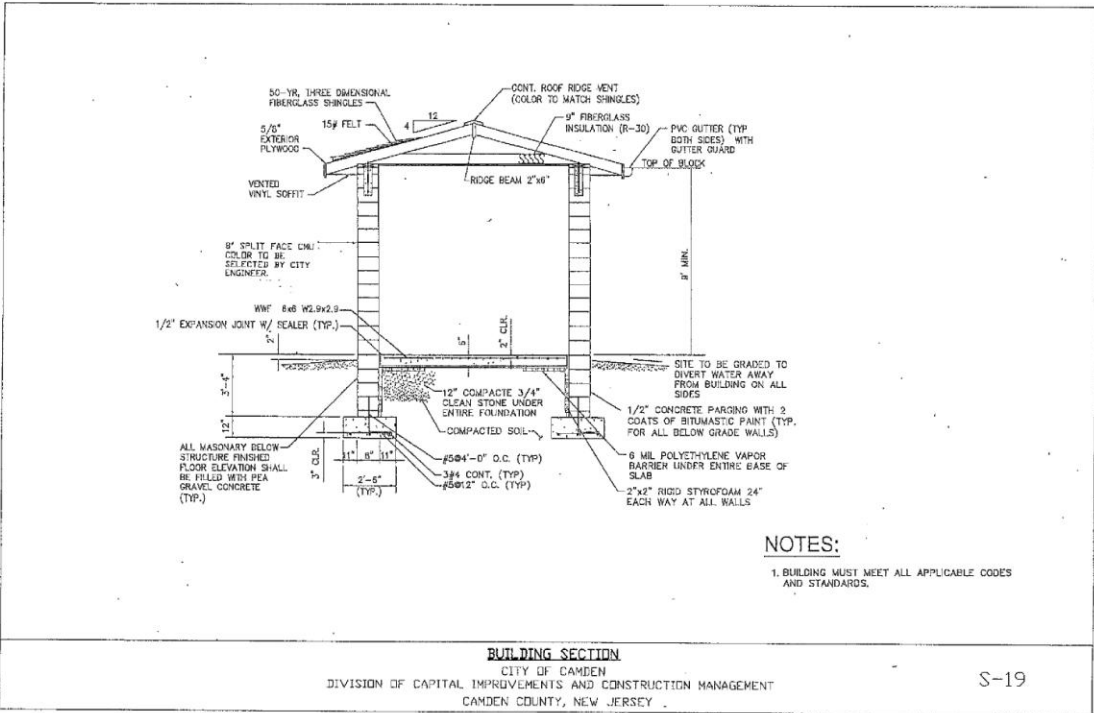
1. BUILDING TO HOUSE GENERATOR, CONTROLS, TRANSFER SWITCH, BREAKER, CHATTER BOX AND ALL OTHER ELECTRICAL COMPONENTS.
2. BUILDING SHOWN AS CONCRETE BLOCK, AND SHALL HAVE DECORATIVE OFF WHITE FINISH.
3. THE NEED FOR A/C TO BE DETERMINED ON A STATION BY STATION BASIS BY THE CITY AND ITS ENGINEER.
4. BUILDING DIMENSIONS AND LAYOUT AS SHOWN SHALL BE CONSIDERED TYPICAL. FINAL DESIGN MUST BE SUBMITTED TO CITY AND ITS ENGINEER FOR APPROVAL.
5. ALL SIGNAGE SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR AS REQUIRED BY OSHA AND LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING 18" X 24" EMERGENCY CONTACT SIGN.
6. POLE MOUNTED LIGHT WITH CONTROL BY PHOTO CELL AND TIMER WITH MANUAL OVERRIDE SHALL BE PROVIDED AT LOCATION APPROVED BY CITY ENGINEER.
7. CONTACT CITY FOR CURRENT REQUIREMENTS FOR ELECTRICAL EQUIPMENT.

**BUILDING PLAN**  
 CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

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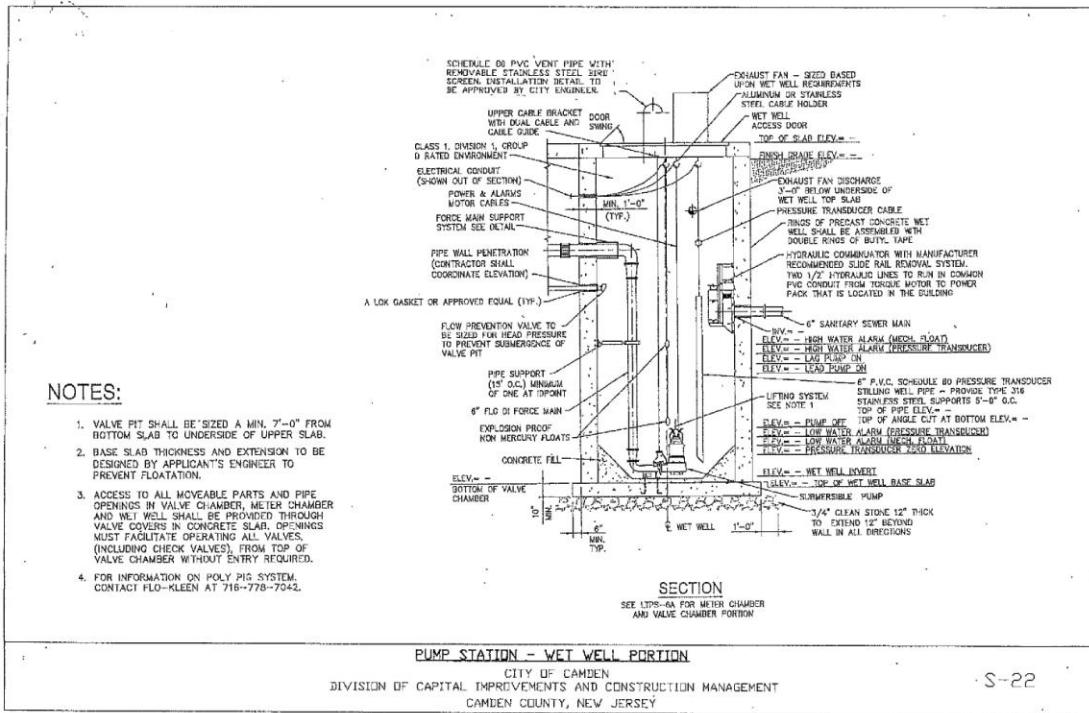
**NOTES:**

1. LOCATION OF ACCESS HATCH AND HINGES, DAWT BASE, COMMUNICATOR, AND POWER/CONTROL WIRING, AT A MINIMUM, MUST BE SHOWN ON SUBMITTED STATION PLAN FOR APPROVAL. ELECTRIC HOIST MUST BE LOCATED TO REMOVE BOTH PUMPS AND COMMUNICATOR. ELECTRIC HOIST MUST BE AS PROVIDED BY TERN OR APPROVED EQUAL CONTACT LTMUA FOR SPECIFIC REQUIREMENTS.
2. PROVIDE TWO FLYGT PUMPS WITH "N" TYPE IMPELLERS. ONE PUMP SHALL BE SUPPLIED WITH A WX-TYPE FLUSH VALVE. PROVIDE CERTIFIED COPY OF PUMP CURVE AND 8 OAM MANUALS FOR EACH PUMP STATION.
3. TYPE AL-AL BILCO DOOR OR APPROVED EQUAL WITH RECESSED PADLOCK HASP. DOORS MUST BE LOCKABLE AND HAVE H2O LOADING IF IN A PAVED AREA. PROVIDE TWO KEYS PER DOOR. OPENING OF DOOR SHALL BE SIZED TO PROVIDE ACCESS TO ALL PUMPS, VALVES, AND OTHER MOVABLE PARTS FROM GROUND SURFACE, AT A MINIMUM 36"x36". SAFETY GRATING MUST BE PROVIDED UNDER BILCO DOOR.
4. ENTIRE WET WELL MUST BE PVC LINED. EPOXY LINING WILL NOT BE ACCEPTED. ALL ELECTRICAL CONTROLS TO BE LOCATED IN BUILDING.
5. ALL PIPING SHALL BE PAINTED WITH EPOXY PAINT APPROVED BY CITY ENGINEER. ALL BRACES PUMP GUIDE RAILS, AND HARDWARE SHALL BE OF 316 STAINLESS STEEL.
6. PUMP STATION LAYOUT MUST SHOW YARD HYDRANT WITH ANTISIPHON/BACKFLOW PREVENTER, FENCING IN ACCORDANCE WITH CITY STANDARDS, LIGHTING, PAVED AND STONE SURFACE TO 2' BEYOND FENCING, CONTROL BUILDING, AND GENERATOR. FINAL PUMP STATION LAYOUT MUST BE APPROVED BY CITY ENGINEER.
7. PUMP TO OPERATE ON LATEST HYDRAD OR FLYGT PRESSURE TRANSDUCERS, (CITY APPROVAL REQUIRED) WITH BACKUP FLOATS. CONTROLS SHALL BE IN LOW LEVEL ( PUMP OFF), HIGH LEVEL ( LEAD PUMP ON), AND HIGH LEVEL (LAC PUMP ON ALARM TO CHATTERBOX). ALL ELECTRICAL PARTS TO BE SQUARED.
8. PUMP STATION SHALL BE PROVIDED WITH A OMAN NATURAL GAS POWERED GENERATOR IF NATURAL GAS IS AVAILABLE. IF NATURAL GAS IS NOT AVAILABLE PROVIDER DIESEL POWERED OMAN GENERATOR WITH A KIM HOT-START SMALL TANK BLOCK HEATER. GENERATOR SIZING SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW. THE GENERATOR SHALL AT A MINIMUM HAVE AN AUTOMATIC TRANSFER SWITCH, 3 DAY OR 200 GALLON CAPACITY FUEL TANK, AND BE ABLE TO RUN BOTH PUMPS AND THE BALANCE OF THE PUMP STATION AT THE SAME TIME. GENERATOR MUST HAVE A 3 YEAR MAINTENANCE CONTRACT.
9. FENCING SHALL BE A MINIMUM 6' HIGH MADE OF NO-CLIMB CONSTRUCTION. OPENING FOR GATE SHALL BE 18' MINIMUM. SWING TYPE OR PREFERRED SLIDE GATE. IF SPACE PERMITS VINYL FENCE MUST BE GREEN EPOXY EMPREGNATED WITH BARBWIRE AT THE TOP.
10. VALVE BOXES MUST BE SUPPLIED WITH VALVES IN VALVE CHAMBER. TWO VALVE KEYS TO BE PROVIDED PER EACH STATION.
11. LAYOUT AS SHOWN BELOW MAY NOT REFLECT ACTUAL SITE CONDITIONS.
12. ACCESS TO ALL MOVABLE PARTS AND PIPE OPENINGS IN VALVE CHAMBER, METER CHAMBER AND WET WELL SHALL BE PROVIDED THROUGH VALVE COVERS IN CONCRETE SLAB. OPENINGS MUST FACILITATE OPERATING ALL VALVES, (INCLUDING CHECK VALVES) FROM TOP OF VALVE CHAMBER WITHOUT ENTRY REQUIRED.
13. CONTROLS FOR COMMUNICATOR TO BE LOCATED IN BUILDING WITH EMERGENCY SHUT OFF SWITCH PROVIDED BY WET WELL.
14. CONDUIT MUST BE PROVIDED FROM THE FLOW METER INTO THE BUILDING. A CHART RECORDER OR REMOTE READOUT MUST BE PROVIDED IN BUILDING. CONTACT LTMUA FOR REQUIREMENTS.
15. METER VAULT AND VALVE CHAMBER TO SLOPE TO DRAIN.
16. ALL CONTROLS TO BE SCADA COMPATIBLE.
17. PIPE SIZING TO BE APPROVED BY LTMUA.
18. MINIMUM OF 18" CLEARANCE REQUIRED BETWEEN EDGE OF PIPE AND WELL IN ALL VAULTS AND CHAMBERS.

**PUMP STATION AND VALVE CHAMBER DRAIN SCHEMATIC NOTES**

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
CAMDEN COUNTY, NEW JERSEY

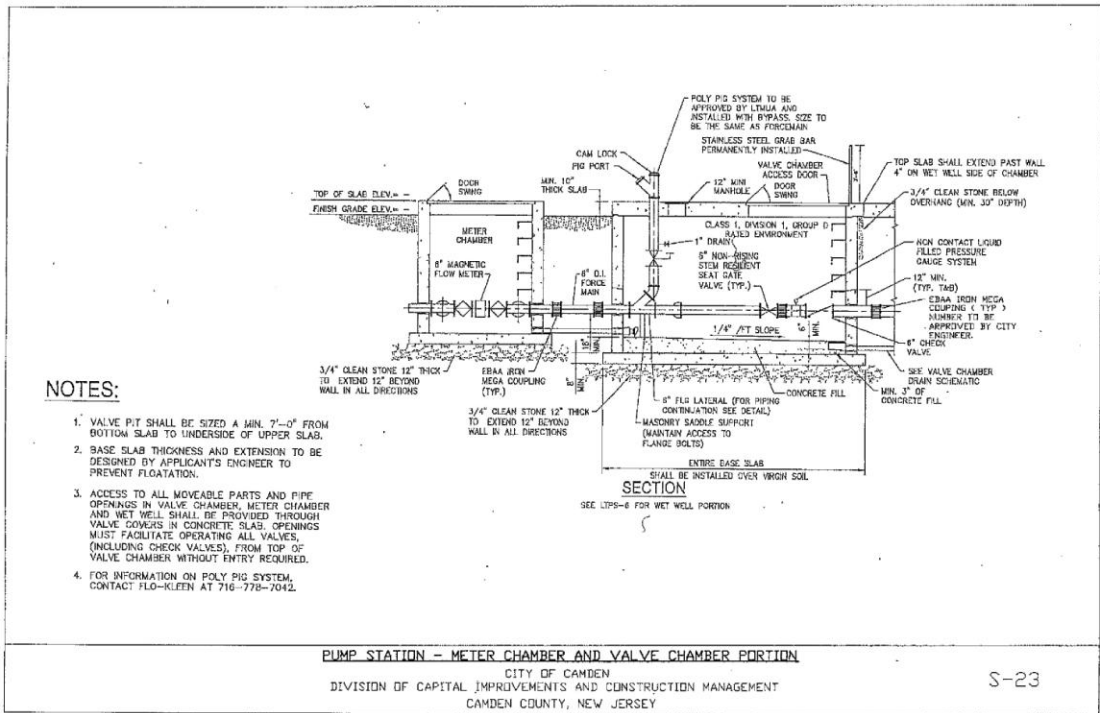
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**NOTES:**

1. VALVE PIT SHALL BE SIZED A MIN. 7'-0" FROM BOTTOM SLAB TO UNDERSIDE OF UPPER SLAB.
2. BASE SLAB THICKNESS AND EXTENSION TO BE DESIGNED BY APPLICANT'S ENGINEER TO PREVENT FLOATATION.
3. ACCESS TO ALL MOVEABLE PARTS AND PIPE OPENINGS IN VALVE CHAMBER, METER CHAMBER AND WET WELL SHALL BE PROVIDED THROUGH VALVE COVERS IN CONCRETE SLAB. OPENINGS MUST FACILITATE OPERATING ALL VALVES (INCLUDING CHECK VALVES), FROM TOP OF VALVE CHAMBER WITHOUT ENTRY REQUIRED.
4. FOR INFORMATION ON POLY PIG SYSTEM, CONTACT FLO-KLEEN AT 716-778-7042.

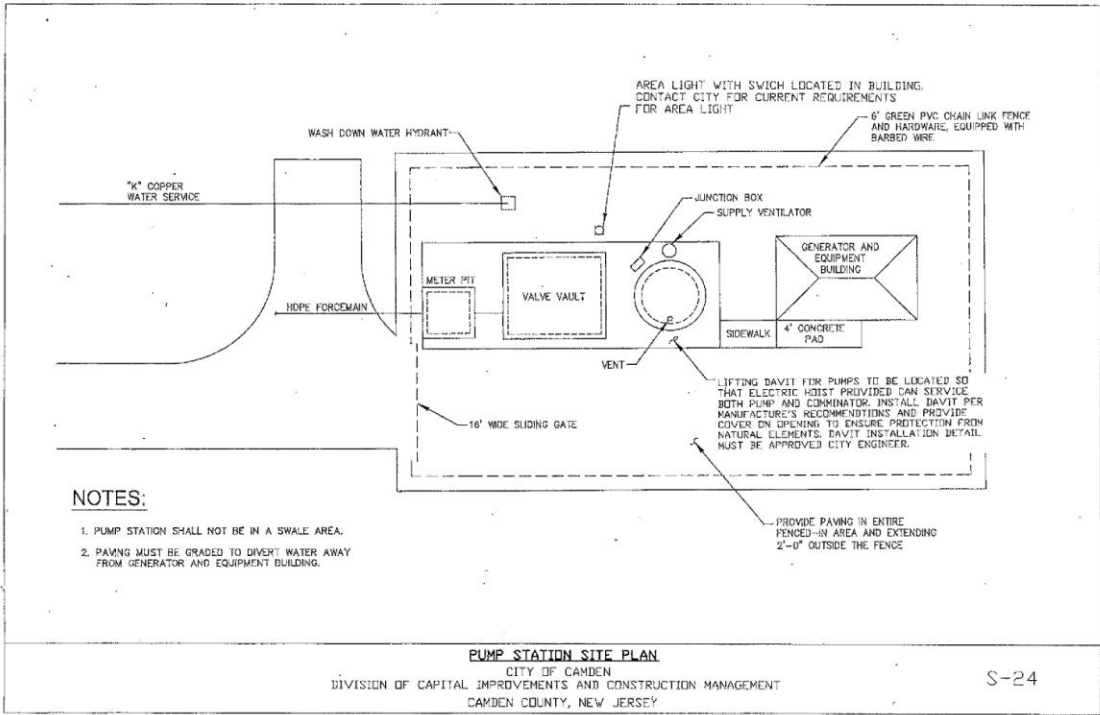


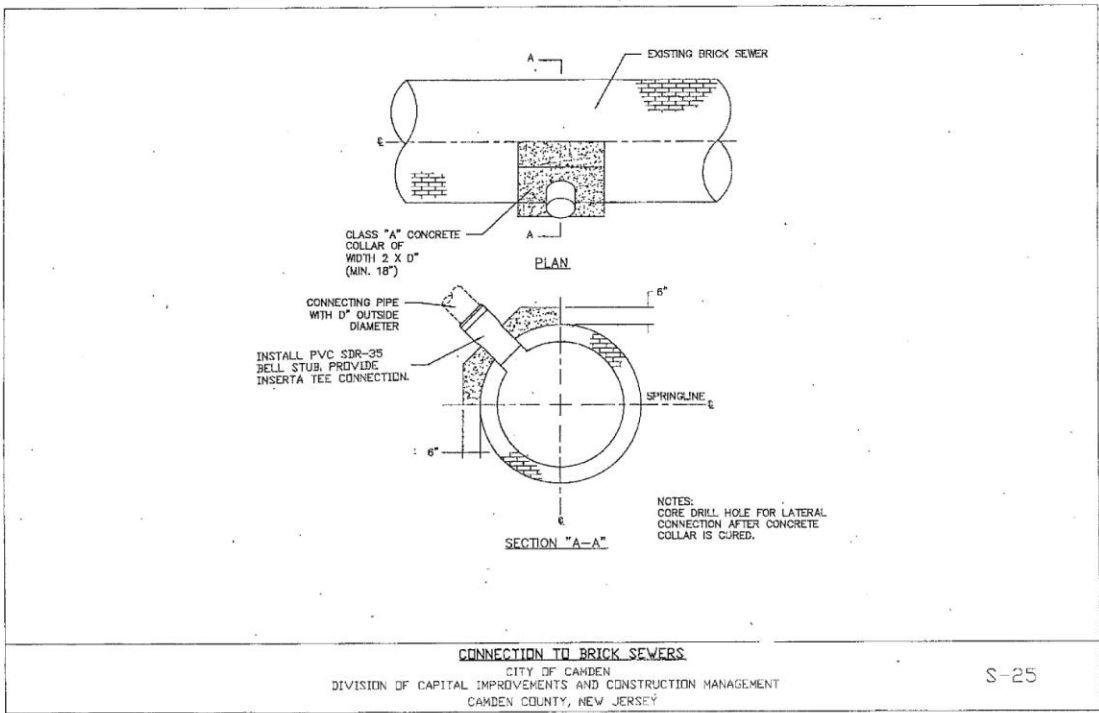


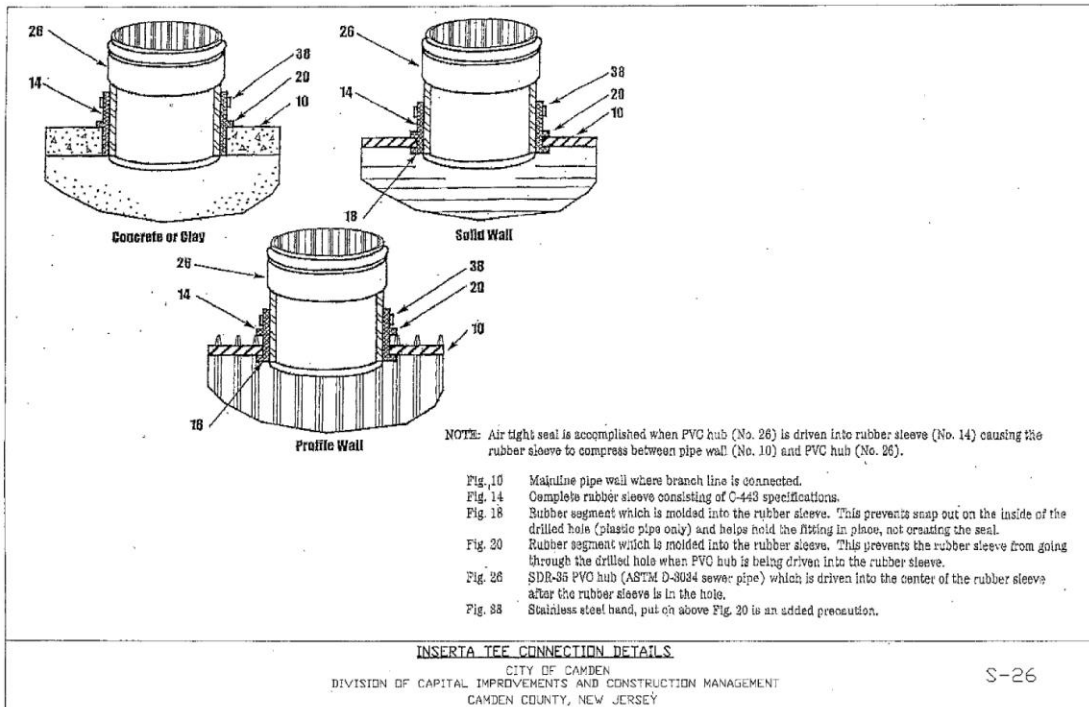
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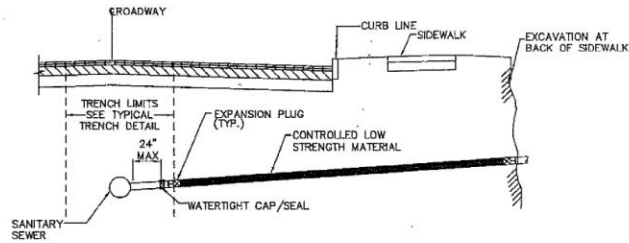
1. VALVE PIT SHALL BE SIZED A MIN. 2'-0" FROM BOTTOM SLAB TO UNDERSIDE OF UPPER SLAB.
2. BASE SLAB THICKNESS AND EXTENSION TO BE DESIGNED BY APPLICANT'S ENGINEER TO PREVENT FLOATATION.
3. ACCESS TO ALL MOVEABLE PARTS AND PIPE OPENINGS IN VALVE CHAMBER, METER CHAMBER AND WET WELL SHALL BE PROVIDED THROUGH VALVE COVERS IN CONCRETE SLAB. OPENINGS MUST FACILITATE OPERATING ALL VALVES, (INCLUDING CHECK VALVES), FROM TOP OF VALVE CHAMBER WITHOUT ENTRY REQUIRED.
4. FOR INFORMATION ON POLY PIG SYSTEM, CONTACT FLO-KLEEN AT 716-778-7042.

PUMP STATION - METER CHAMBER AND VALVE CHAMBER PORTION  
 CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY









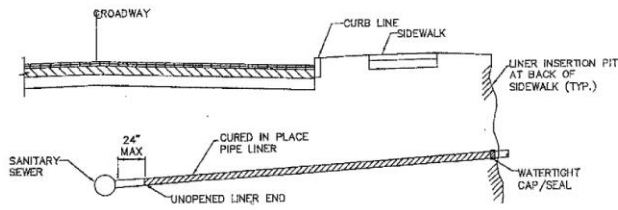
NOTE:

1. EXCAVATE AS NECESSARY AT BACK OF SIDEWALK AND AT SEWER MAIN.
2. INSTALL PROPERLY SIZED EXPANSION JOINT PLUGS INTO ABANDONED SEWER LATERAL AS INDICATED -24 INCHES FROM SANITARY SEWER.
3. FILL SEWER LATERAL WITH CONTROLLED LOW STRENGTH MATERIAL AS INDICATED.
4. SEAL SEWER HUB WITH MALE ADAPTER AND CAP OR WITH SECOND EXPANSION JOINT OR AS APPROVED BY THE CITY IN THE FIELD.
5. BACKFILL AS REQUIRED.

**PLUGGING SEWER LATERALS EXCAVATION METHOD.**

CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

S-27



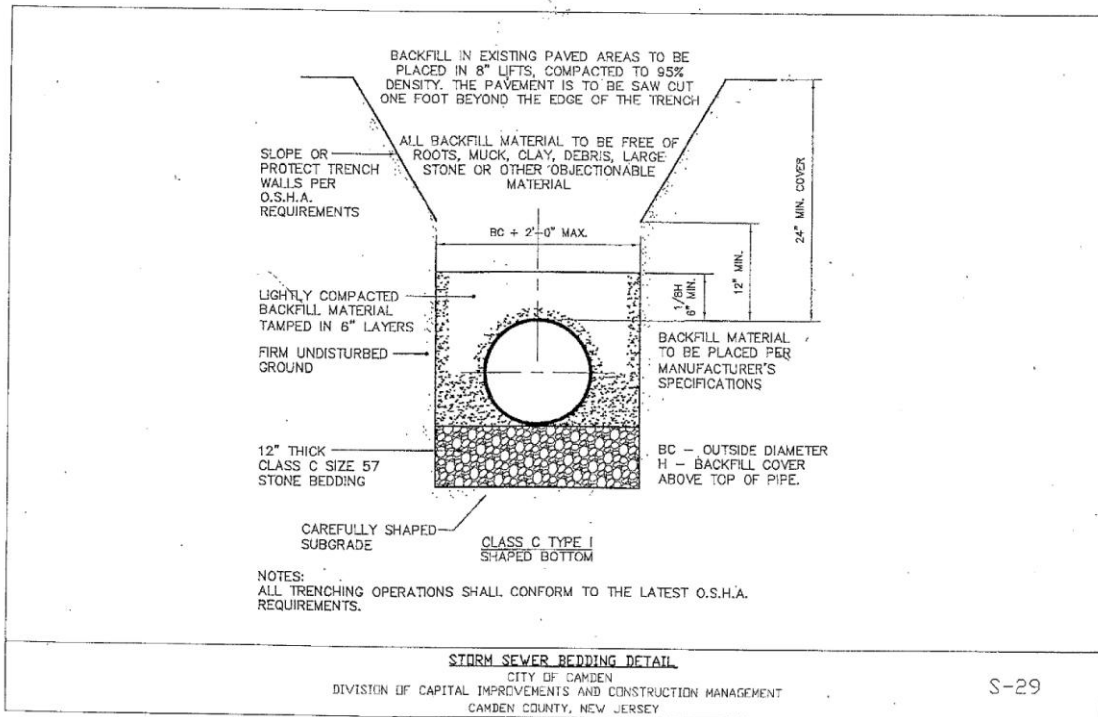
**NOTES:**

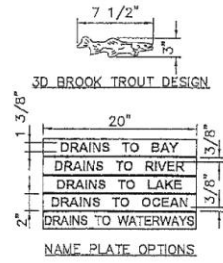
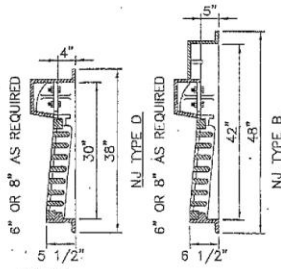
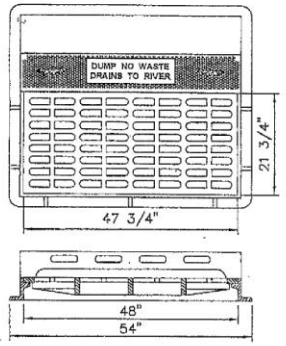
1. INSERT LINER BEGINNING AT INSERTION PIT OR CLEANOUT, AND ENDING 24" FROM SANITARY SEWER MAIN OR CLOSURE. LINER END SHALL REMAIN UNOPENED TO PROVIDE A WATERTIGHT SEAL.
2. SEAL LINER AT INSERTION END WITH MALE ADAPTER AND CAP OR AS APPROVED BY THE GWHMPCA IN THE FIELD.
3. BACKFILL AS REQUIRED.

**PLUGGING SEWER LATERALS - TRENCHLESS METHOD**

CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

S-28



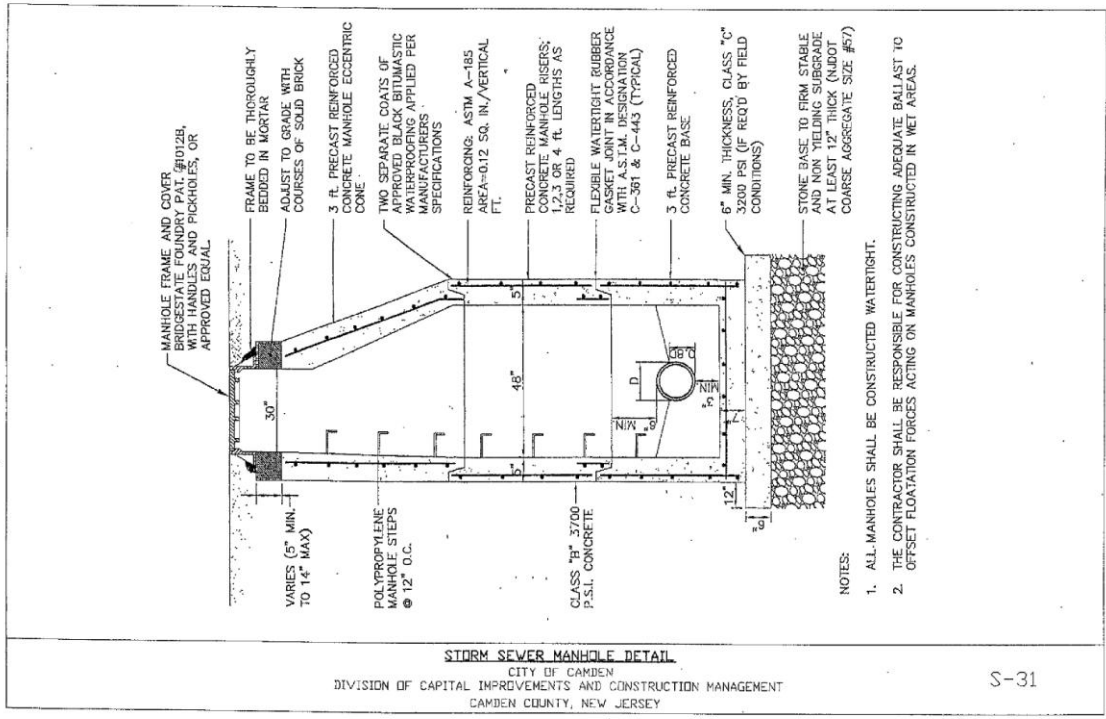


- NOTES:
1. MATERIAL: GRAY CAST IRON ASTM A48-63, CLASS 30B.
  2. AASHTO HS20-44 HIGHWAY LOADING.
  3. SUPPLIED WITHOUT SURFACE COATING.
  4. GRATE TO BE BRIDGESTATE FOUNDRY CORPORATION #2618 OR APPROVED EQUAL.

TYPE 'B' BICYCLE SAFE GRATE & TYPE 'N-ECD' CURB PIECE  
 CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

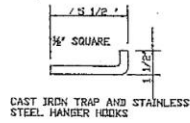
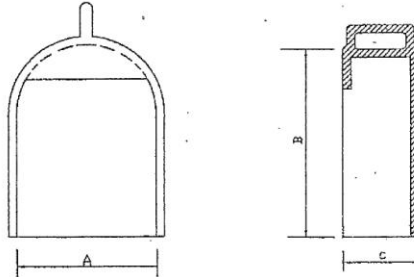
S-30





**STORM SEWER MANHOLE DETAIL**

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
CAMDEN COUNTY, NEW JERSEY

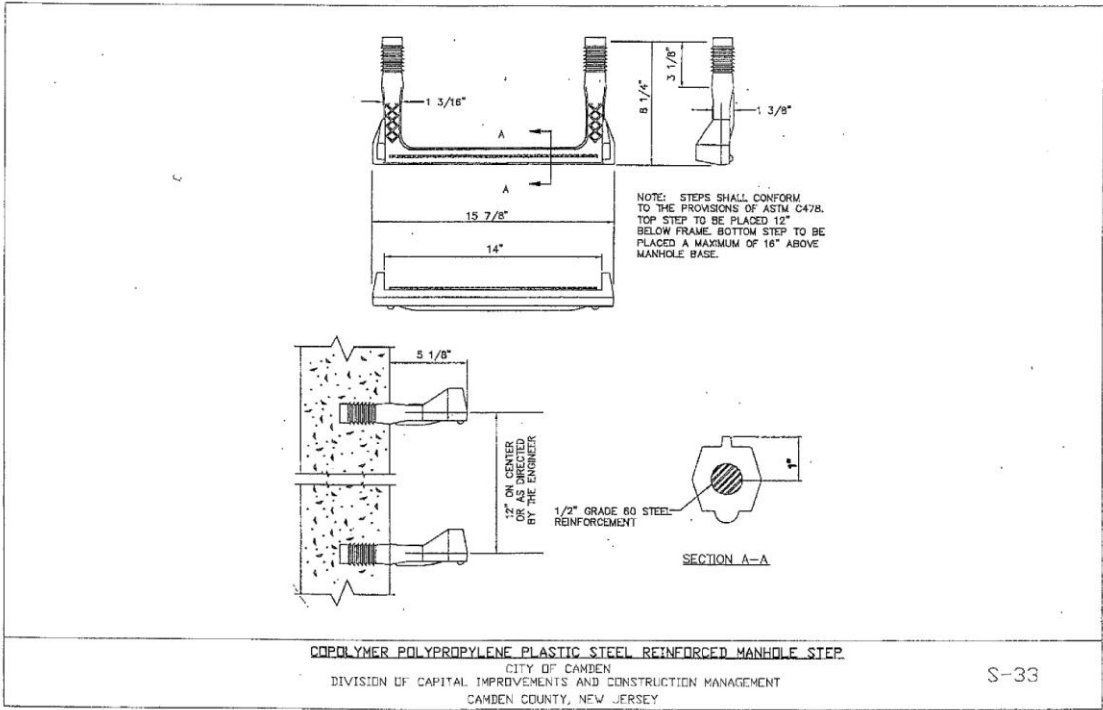


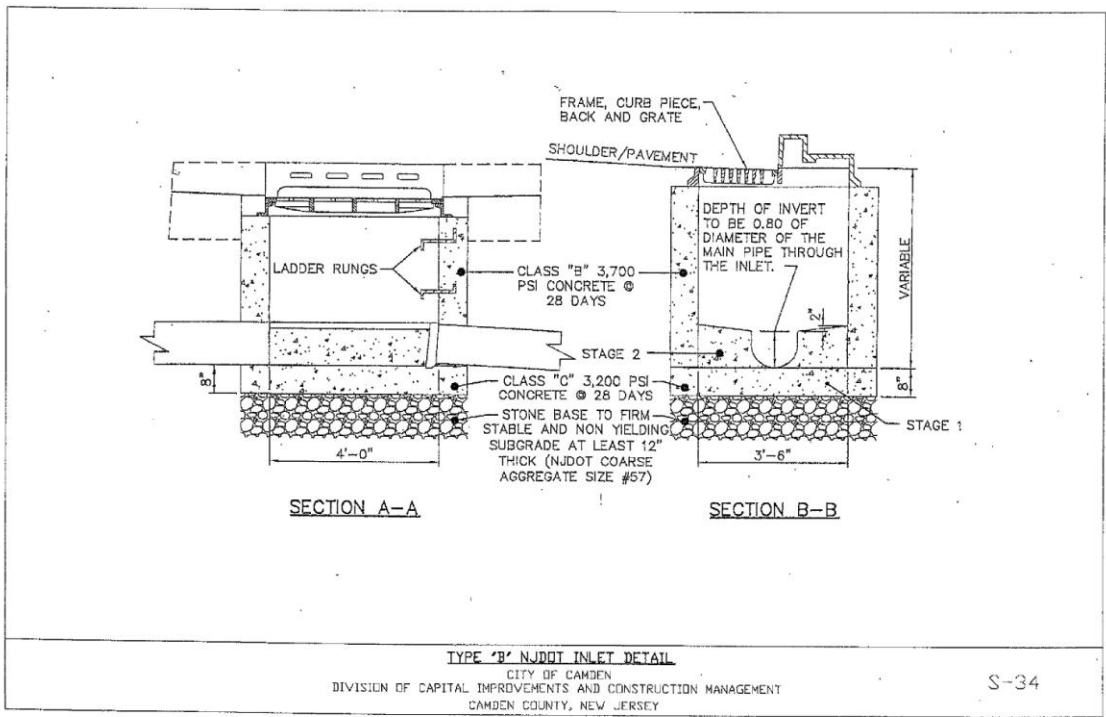
PATTERN NUMBER	DIMENSIONS IN INCHES			PIPE SIZE
	A	B	C	
2560	9 1/2	16	4 3/4	6
2561	11 1/2	20 1/2	5 1/2	8
2562	13 3/4	23 1/2	6 1/2	10
2563	15 3/4	26	7 1/2	12
2564	18	27	9	15
2565	20	27	10	18
2566	25 1/4	30	11 1/4	21

**STANDARD CAST IRON TRAP**

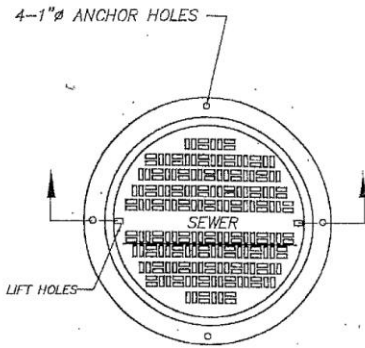
CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

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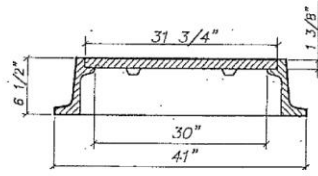




S-34



SOLID COVER FOR  
SANITARY AND  
COMBINED SEWERS

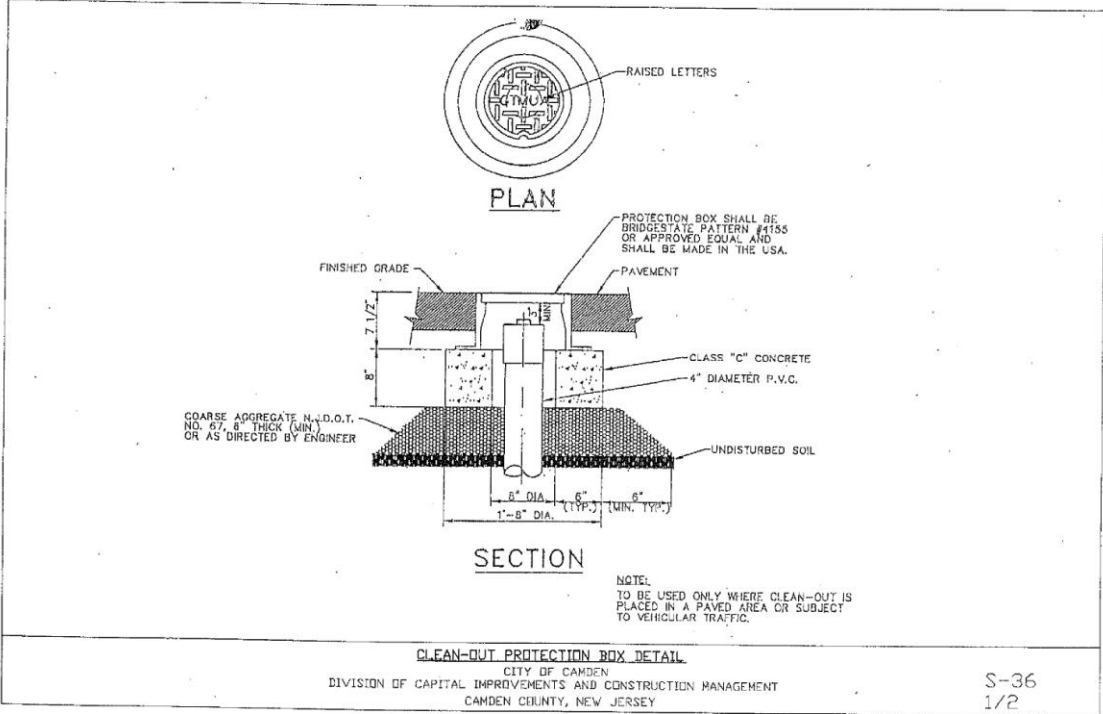


SECTION OF FRAME

**D.T. MANHOLE FRAME AND COVER**

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
CAMDEN COUNTY, NEW JERSEY

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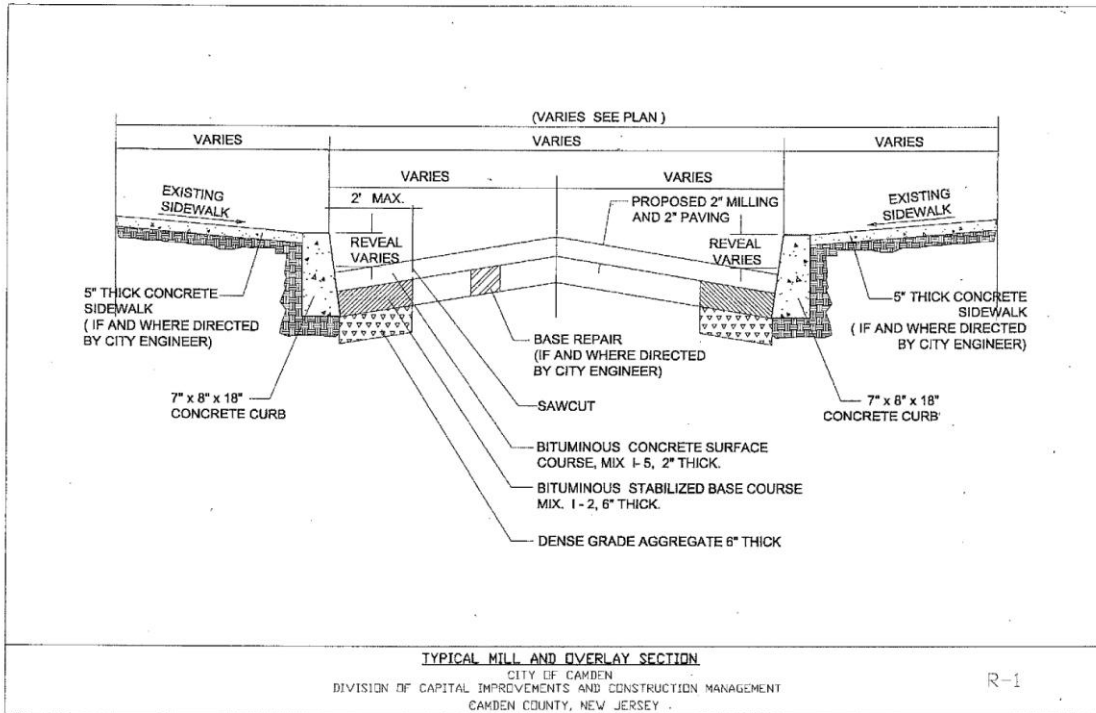
# APPENDIX VI

**CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS & PROJECT MANAGEMENT**

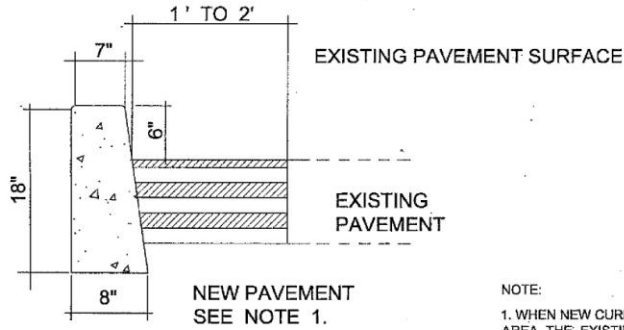
**DESIGN MANUAL DRAWING LIST**

**SITE IMPROVEMENT DETAILS**

R-1 Typical Mill and Overlay Section	R-6 Watermain Trench Installation Detail
R-2 7"x8"x18" Vertical Concrete Curb	R-7 Concrete Sidewalk
R-3 Side Walk and Vertical Concrete Curb	R-8 Concrete Sidewalk Section
R-4 Curb Taper	R-9 Driveway Apron
R-5 Depressed Curb at Driveway	







4,000 PSI. CONCRETE  
EXCEPT 4,500 PSI. CONCRETE  
FOR

NOTE:

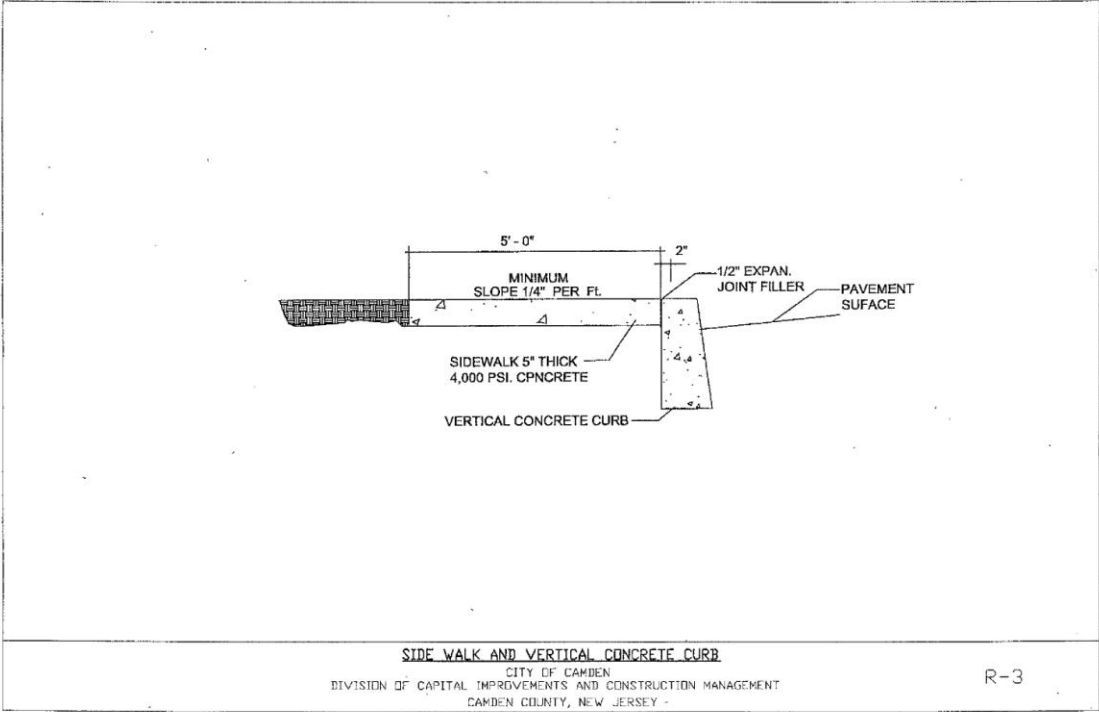
1. WHEN NEW CURB IS CONSTRUCTED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE PARALLEL TO FACE OF NEW CURB WITH A SHARP TOOL AND THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO EXISTING PAVEMENT.
2. EXPANSION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' APART AND FILLED WITH CELLULAR COMPRESSION MATERIAL AS SPECIFIED AND RECESSED 1/4" FROM FACE AND TOP OF CURB. EXPANSION JOINTS TO BE INCLUDED IN PRICE BID FOR CURB. CONSTRUCTION JOINT SHALL BE CUT MID-POINT BETWEEN EXP. JOINTS.

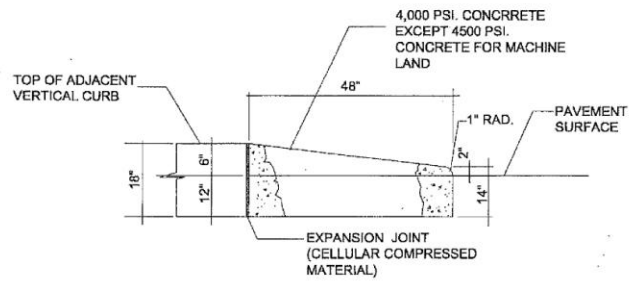
\* WHERE NO ELEVATION ARE GIVEN ON THE PLAN, MATCH THE PROJECTED TOP OF EXISTING CURB. THE PROJECTED TOP OF CURB SHALL BE DETERMINED BY A STRING LINE.

7'X8'X18' VERTICAL CONCRETE CURB

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
CAMDEN COUNTY, NEW JERSEY

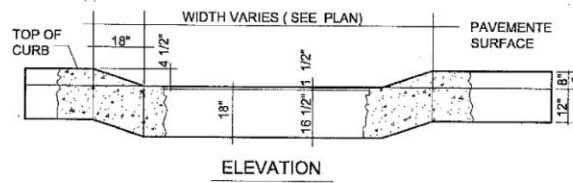
R-2





**CURB TAPER**

CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

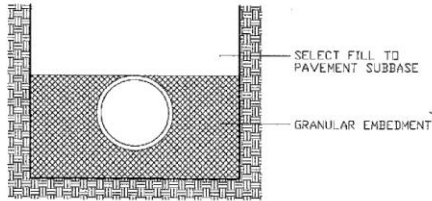


\* WHERE NO ELEVATION ARE GIVEN ON THE PLAN, MATCH THE PROJECTED TOP OF EXISTING CURB. THE PROJECTED TOP OF CURB SHALL BE THAT DETERMINED BY A STRING LINE.

**DEPRESSED CURB AT DRIVEWAY.**

CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

R-5



NOTE:

1. SELECT FILL: DENSE GRADE AGGREGATE (DGA), OR QUARRY PROCESS STONE NTL 1-5, IN ACCORDANCE WITH SPECIFICATION SUBSECTION 901.09 OF THE NJDOT STANDARD SPECIFICATIONS AND CONFIRMED TO THE FOLLOWING TABLE.

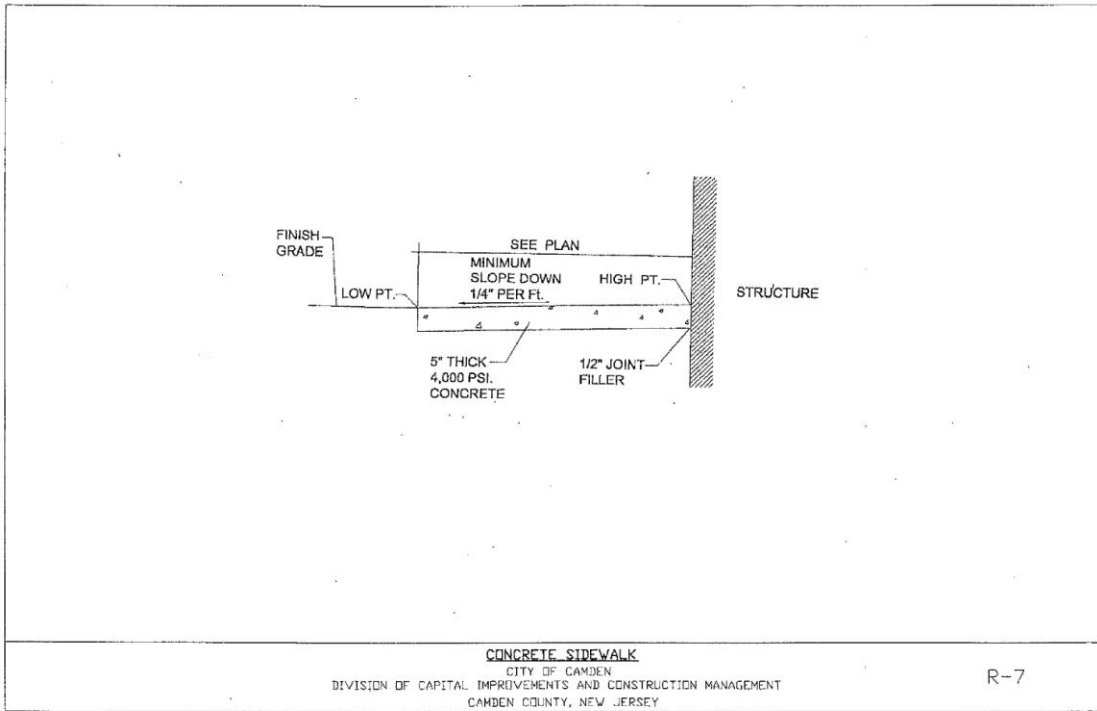
SIEVE SIZE	PERCENT PASSING
2"	100
3/4"	55-90
No. 4	25-60
No. 50	5-60
No. 200	3-12

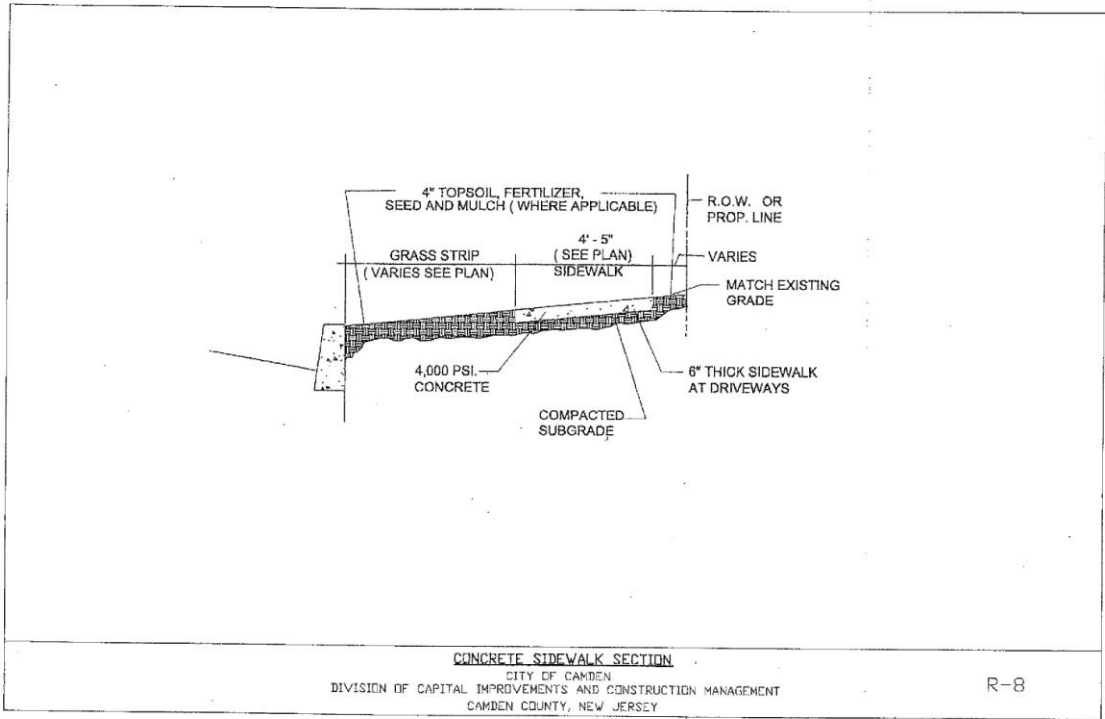
- 2.- GRANULAR EMBEDMENT: WASHED COARSE AGGREGATE OF SIZE No. 57 AS SPECIFIED AS SPECIFIED IN NJDOT STANDARD SPECIFICATIONS. SCREENED GRAVEL SHALL BE CAPABLE OF BEING COMPACTED TO 95 % RELATIVE COMPACTION AND SHALL CONSIST OF HARD, DURABLE, ROUNDED OR SUBANGULAR PARTICULATES OF PROPER SIZE AND GRADATION AND SHALL BE FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIALS. THE GRAVEL SHALL BE GRADED IN ACCORDANCE WITH ANSI/ASTM C136 WITH THE FOLLOWING LIMITS:

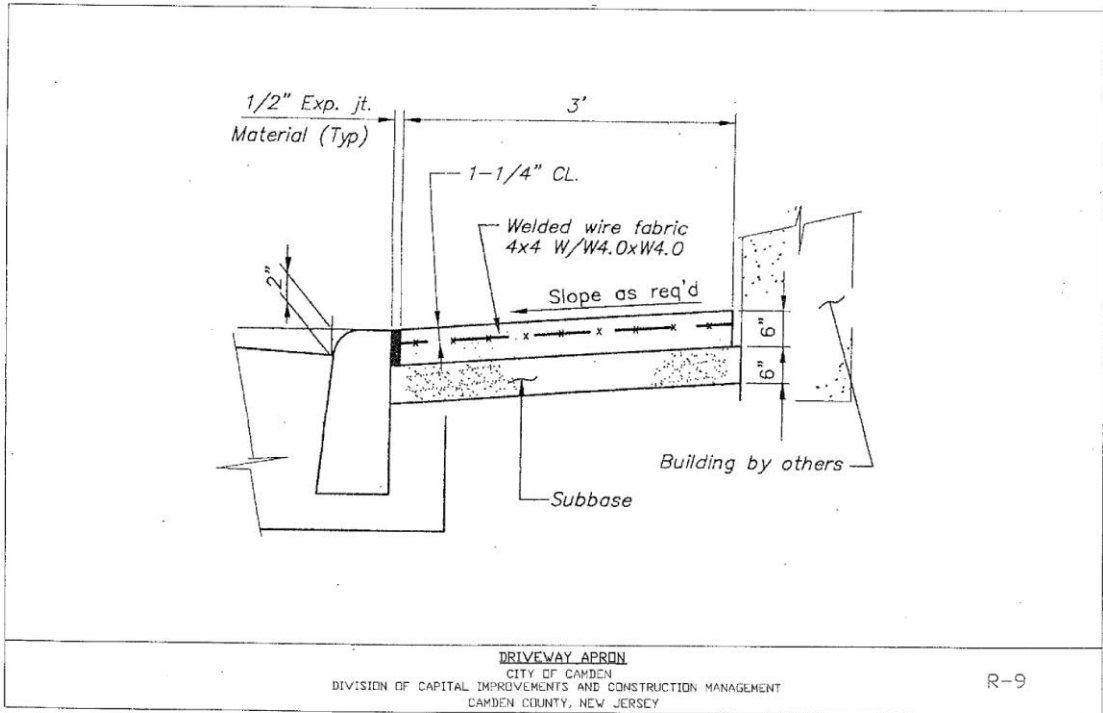
SIEVE SIZE	PERCENT PASSING
1-1/2 INCH	100
1 - INCH	95-100
1/2 - INCH	25-60
No. 4	1-10
No. 8	0-5

**WATERMAIN TRENCH INSTALLATION DETAIL**

CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY









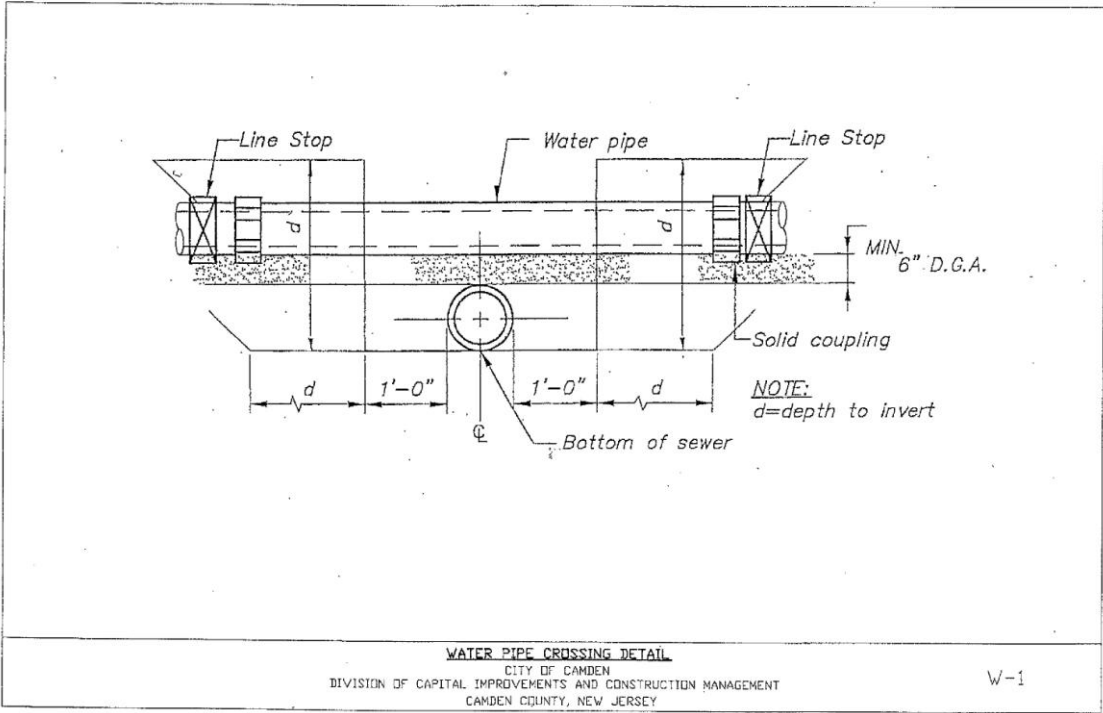
# APPENDIX VII

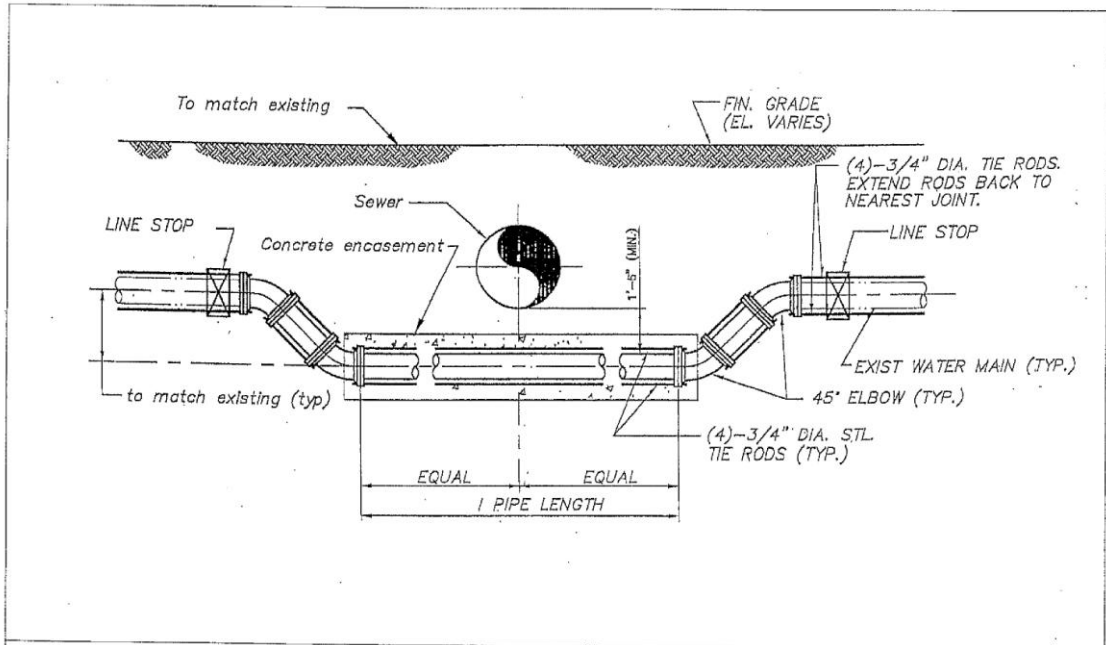
CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS & PROJECT MANAGEMENT

DESIGN MANUAL DRAWING LIST

WATER

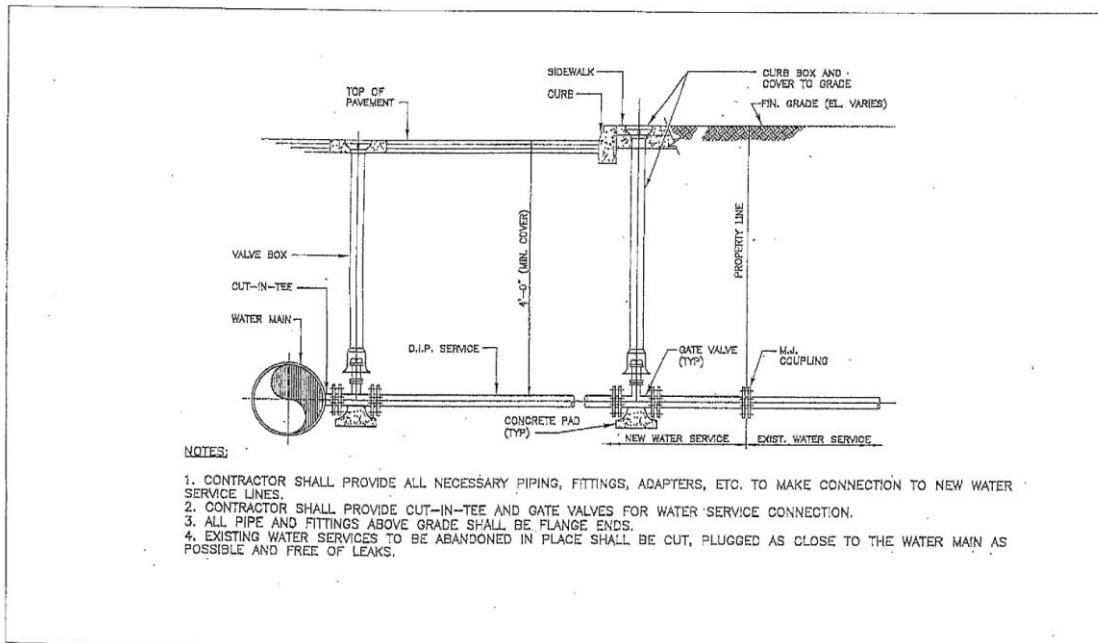
W-1 Water Pipe Crossing Detail	W-6 Thrust Block Detail
W-2 Water Pipe Crossing Detail	W-7 Camden City Requirements for Fire and Domestic Water Line and Meter Installations
W-3 Typical Water Service Connection	W-8 Camden City Requirements for Fire and Domestic Water Line and Meter Installations (Limited Fire Suppression System - Connection Size 1 ½ 002)
W-4 Typical Water Service Connection 2-inch and smaller	W-9 Camden City Requirements for Domestic Water Line and Meter Installations
W-5 Fire Hydrant Assembly Detail	W-10 Single Structure/Lot Site Plan Review Form for Building Renovations, Alterations and Additions





**WATER PIPE CROSSING DETAIL**

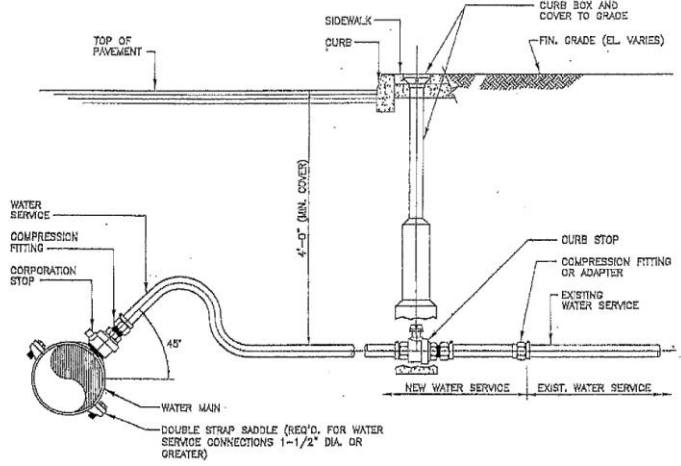
CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY



- NOTES:
1. CONTRACTOR SHALL PROVIDE ALL NECESSARY PIPING, FITTINGS, ADAPTERS, ETC. TO MAKE CONNECTION TO NEW WATER SERVICE LINES.
  2. CONTRACTOR SHALL PROVIDE CUT-IN-TEE AND GATE VALVES FOR WATER SERVICE CONNECTION.
  3. ALL PIPE AND FITTINGS ABOVE GRADE SHALL BE FLANGE ENDS.
  4. EXISTING WATER SERVICES TO BE ABANDONED IN PLACE SHALL BE CUT, PLUGGED AS CLOSE TO THE WATER MAIN AS POSSIBLE AND FREE OF LEAKS.

TYPICAL WATER SERVICE CONNECTION LARGER THAN 2-INCH DIAMETER  
 CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY

W-3

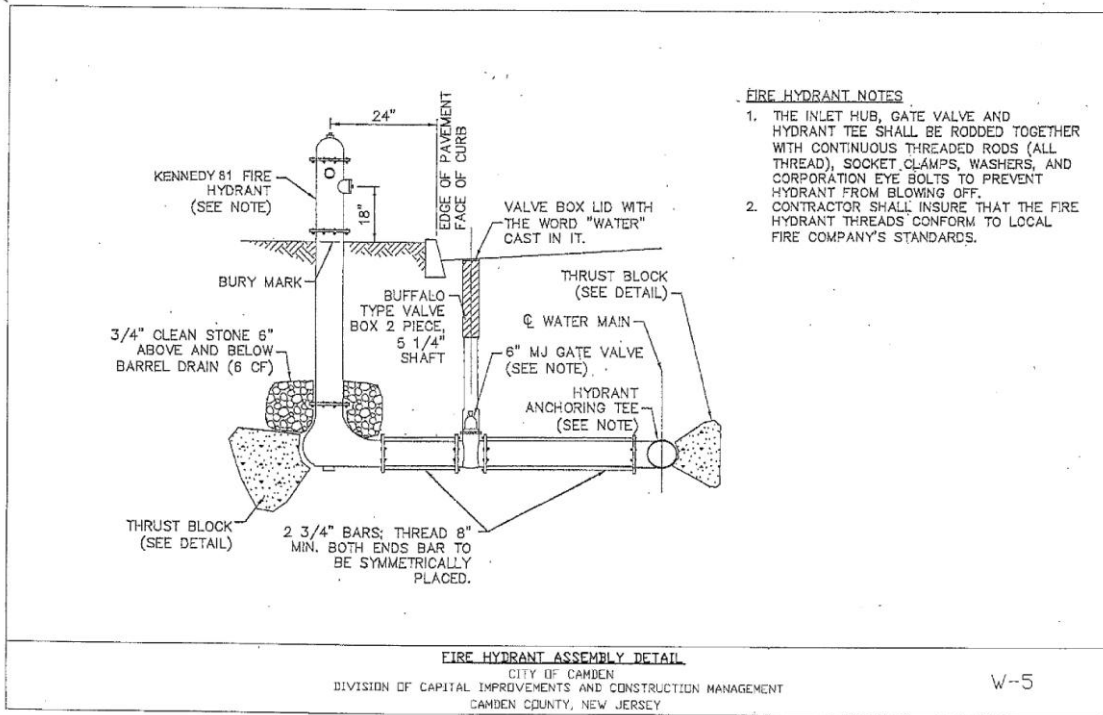


**NOTES:**

1. CONTRACTOR SHALL PROVIDE ALL NECESSARY PIPING, FITTINGS, ADAPTERS, ETC. TO MAKE CONNECTION TO NEW WATER SERVICE LINES.
2. CONTRACTOR SHALL PROVIDE DOUBLE STRAP SADDLE FOR WATER SERVICE CONNECTIONS 1-1/2" DIA. OR GREATER. FOR WATER SERVICE CONNECTIONS LESS THAN 1-1/2" DIA., CORPORATION STOP SHALL BE TAPPED DIRECTLY TO WATER MAIN.
3. EXISTING WATER SERVICES TO BE ABANDONED IN PLACE SHALL BE CRIMPED AS CLOSE TO THE WATER MAIN AS POSSIBLE.
4. EXISTING WATER SERVICES AND CORPORATION STOPS TO BE ABANDONED IN PLACE SHALL BE FREE OF LEAKS. IF CORPORATION STOP IS LEAKING, IT SHOULD BE REMOVED FROM THE WATER MAIN AND PENETRATION IN WATER MAIN FIXED USING REPAIR CLAMPS.

**TYPICAL WATER CONNECTION 2-INCH AND SMALLER**

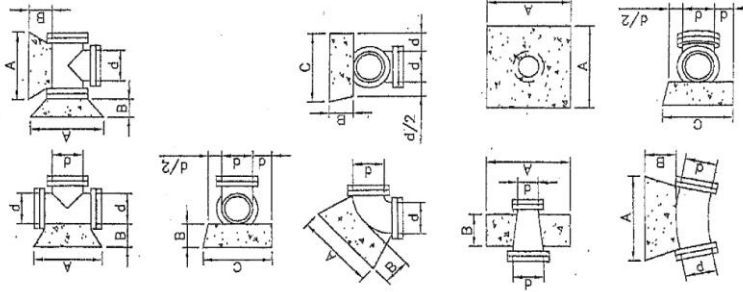
CITY OF CAMDEN  
 DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
 CAMDEN COUNTY, NEW JERSEY



**FIRE HYDRANT NOTES**

1. THE INLET HUB, GATE VALVE AND HYDRANT TEE SHALL BE RODDED TOGETHER WITH CONTINUOUS THREADED RODS (ALL THREAD), SOCKET CLAMPS, WASHERS, AND CORPORATION EYE BOLTS TO PREVENT HYDRANT FROM BLOWING OFF.
2. CONTRACTOR SHALL INSURE THAT THE FIRE HYDRANT THREADS CONFORM TO LOCAL FIRE COMPANY'S STANDARDS.

MINIMUM SIZE OF CONCRETE THRUST BLOCKS			
d	6"	8"	10", 12"
TEES & CROSSES			
A	2'-0"	2'-6"	3'-0" 3'-6"
B	8"	8"	10" 10"
C	1'-3"	1'-6"	2'-0" 2'-6"
90° BENDS			
A	2'-6"	3'-0"	3'-6" 3'-9"
B	8"	8"	10" 10"
C	1'-3"	1'-6"	2'-0" 2'-9"
45° BENDS			
A	1'-6"	1'-6"	2'-3" 2'-3"
B	8"	8"	10" 10"
C	1'-3"	1'-9"	2'-0" 2'-6"
22.5° & 11.25° BENDS			
A	1'-6"	1'-6"	1'-6" 1'-6"
B	8"	8"	10" 10"
C	1'-3"	1'-9"	2'-0" 2'-6"
REINFORCERS			
dx/d	6" x 4"	8" x 4"	10" x 6" 10" x 8"
A	1'-6"	2'-0"	2'-4" 2'-6"
B	1'-0"	1'-0"	1'-3" 1'-6"

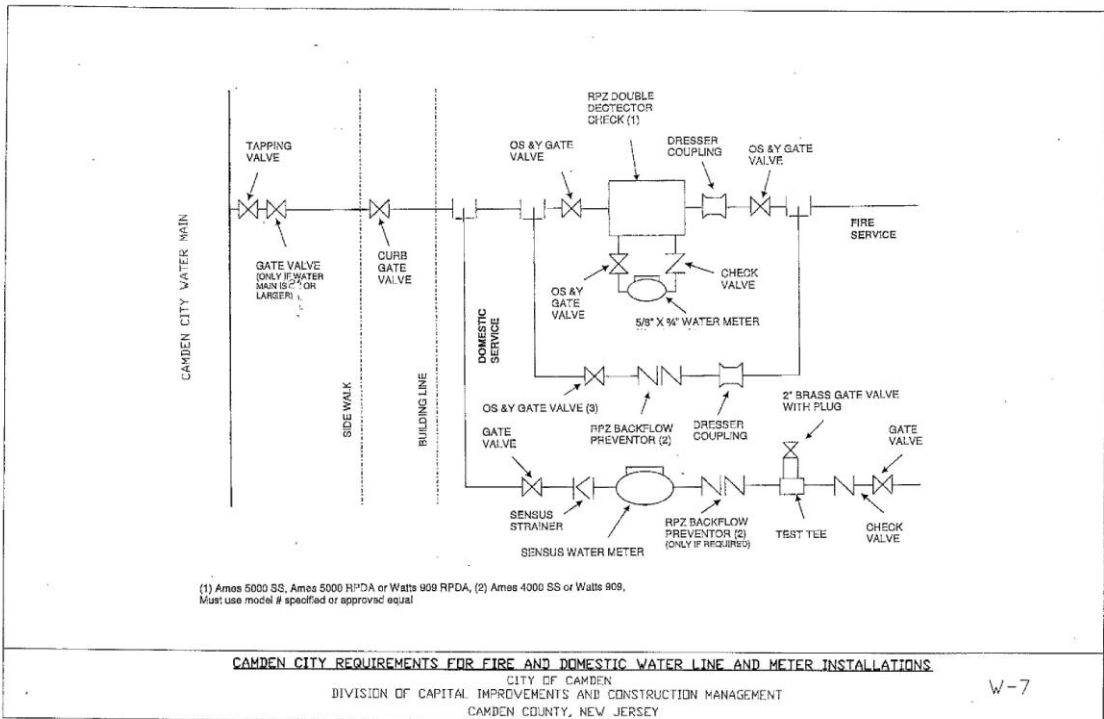


NOTES:

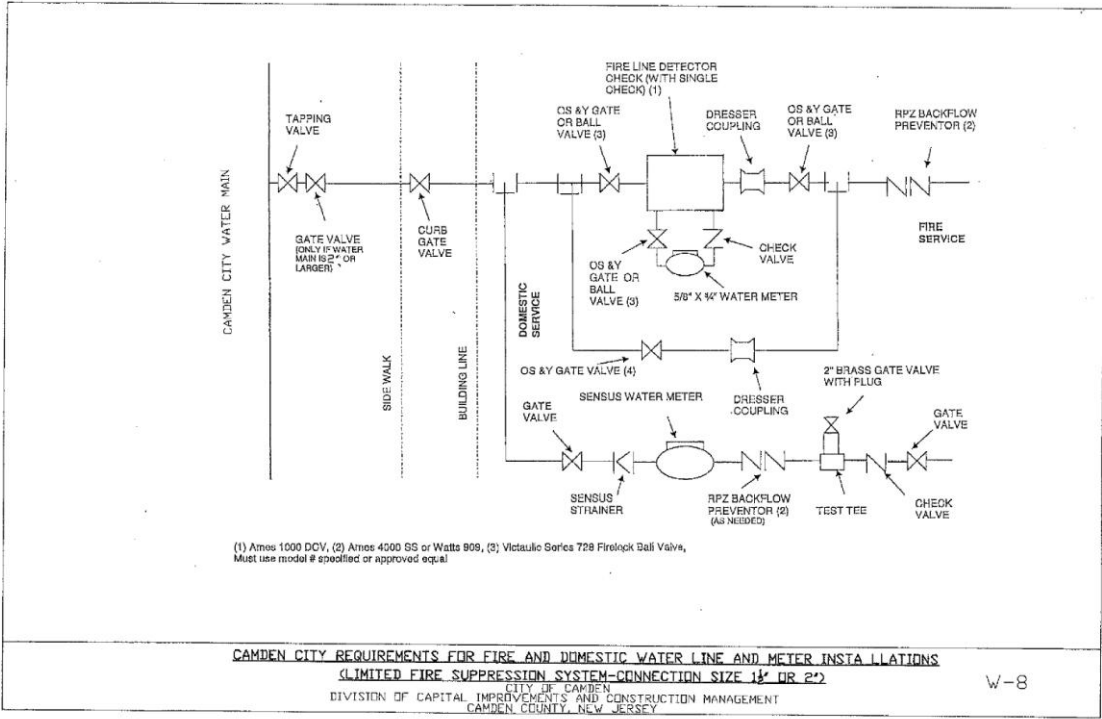
1. ALL CONCRETE TO BE CLASS "C" (5,200 PSI @ 28 DAYS).

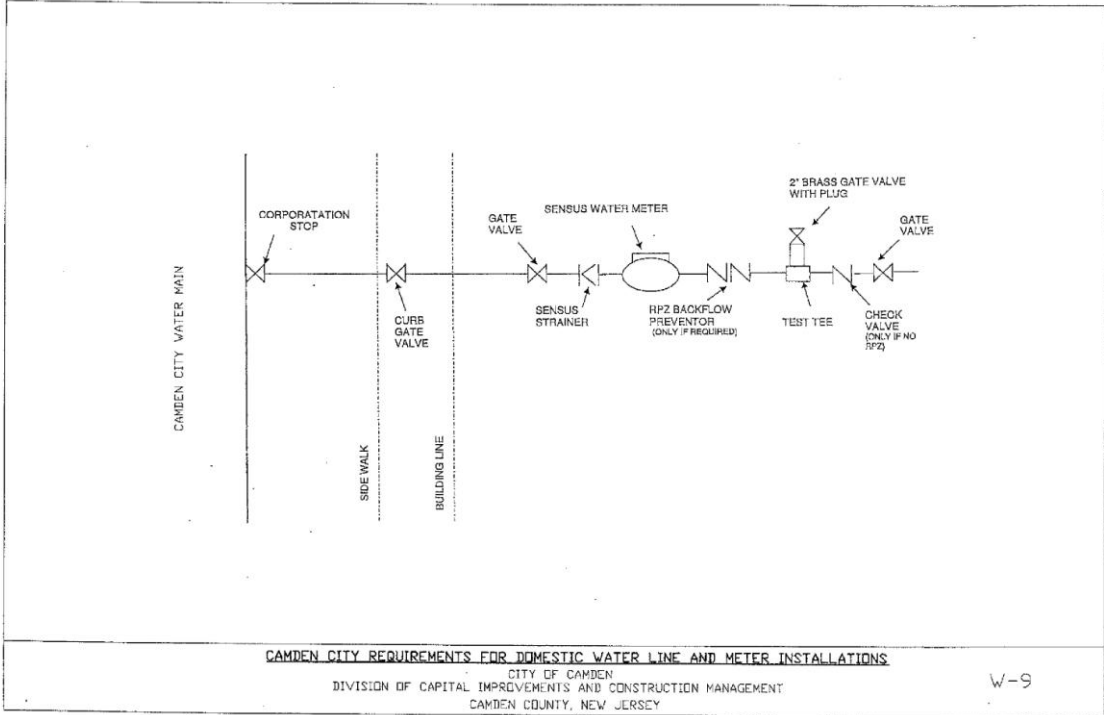
**THRUST BLOCK DETAILS**

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND CONSTRUCTION MANAGEMENT  
CAMDEN COUNTY, NEW JERSEY









CAMDEN CITY PROJECT NO. \_\_\_\_\_ (To be filled in by CIP)

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT (CIP)  
1056 WRIGHT AVE., 3<sup>RD</sup> FLOOR, CAMDEN, N.J. 08103  
TEL. NO: (856) 757-7680 FAX NO: (856) 757-7620

SINGLE STRUCTURE/LOT SITE PLAN REVIEW FORM  
FOR BUILDING RENOVATIONS, ALTERATIONS, AND ADDITIONS  
THE SITE PLANS WILL NOT BE REVIEWED UNTIL THIS FORM HAS BEEN COMPLETED

THIS FORM IS TO BE COMPLETED BY THE APPLICANT'S ARCHITECT OR  
ENGINEER PRIOR TO SUBMITTING PLANS

1. PROJECT INFORMATION:

1. Project Name: \_\_\_\_\_

2. Site Address: \_\_\_\_\_

3. Property Information: Block: \_\_\_\_\_ Lot: \_\_\_\_\_

4. Owner/Applicant:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No: \_\_\_\_\_

Fax No: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

5. Architect:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No: \_\_\_\_\_

Fax No: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

# APPENDIX VIII

## CITY OF CAMDEN DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT (CIP)

### WATERMAIN STANDARDS

#### 1. MATERIALS

A. General: Joints shall be as specified in the piping schedule in "Buried Pipe Schedule". If not specified, use flanged joints for exposed piping and mechanical joints for buried piping.

B. Ductile Iron Pipe and Fittings:

##### 1. Pipe:

- a. All watermains shall be at least 8" in diameter.
- b. Flanged Pipe: Fabricate in accordance with requirements of AWWA C115.
  - 1) Thickness: Ductile iron pipe and fittings shall be minimum Class 56, unless otherwise specified.
- c. Non-Flanged Pipe: Conform to AWWA C150 and C151 for material, thickness, dimensions, tolerances, tests, markings and other requirements. All non-flanged pipe joints shall be restrained
  - 1) Thickness Class 53 for 2" to 6" pipe used for water service connections.
  - 2) Thickness Class 54 for 6" to 20" pipe.
  - 3) Thickness Class 56 for 4" to 30" pipe in all railroad right-of-way, on private property, and all sewer crossings.

##### 2. Joints:

- a. Flanged Joints: Conform to AWWA C110 capable of meeting working and required test pressure.
  - 1) Gaskets: Neoprene C 5400 Klingersil, 1/8-inch thick, full face. Gaskets shall be suitable for the service intended.
  - 2) Bolts and Nuts: Conform to ANSI B18.2.1 and ANSI B18.2.2, respectively. Exposed bolts and nuts shall be ASTM A 307, Grade B. Buried or submerged bolts and nuts shall be Type 304 stainless steel.

- b. Mechanical Joints: Conform to AWWA C111.
  - 1) Gaskets: Plain tip made of SBR rubber.
  - 2) Bolts and Nuts: High strength, low alloy steel, corrosion resistant, T-head bolt and hex nuts.
  - 3) Glands: Ductile Iron Retainer Gland.
- c. Push-On Joints: Conform to AWWA C111.
  - 1) Gaskets: Molded rubber.
  - 2) Stripes: Each plain end shall be painted with a circular stripe such that it provides a guide for visual check to determine when the joint is properly assembled.
- d. Grooved Joints: Conform to AWWA C606. Joints shall be of the rigid type as manufactured by Victaulic Style 31, or equal.
- e. Restrained Joints:
  - 1) Restrained joints for mechanical joint piping shall be:
    - a) Locked mechanical joint style F-127-D as manufactured by Clow Cast Iron Pipe and Foundry Division of the Clow Corporation.
    - b) Lok-Fast Joint as manufactured by American Cast Iron Pipe Company.
    - c) TR Flex or Lok Type as manufactured by U.S. Pipe.
    - d) Or equal.
  - 2) Restrained joints for push-on joint piping shall be:
    - a) Clow Super-Lock Joint Pipe Style P-128 by Clow Cast Iron Pipe and Foundry Division of the Clow Corporation.
    - b) Lok-Ring Joint by American Cast Iron Pipe Company.

c) Or equal.

3. Fittings: Conform to AWWA C110.
  - a. Pressure Rating: 150 psi
  - b. Material: Ductile iron.
  - c. Gaskets: As specified above for joints.
  - d. Bolts and Nuts: As specified above for joints.
4. Coatings and Linings:
  - a. Pipe and fittings shall be lined with a cement-mortar lining in accordance with AWWA C104. This lining shall be twice the standard thickness specified in AWWA C104.
  - b. Buried pipe and fittings shall be coated on the outside with a bituminous coating, approximately 1-mil thick. Exposed pipe shall be prime coated.

C. Couplings:

1. Sleeve Type, Flexible Couplings:
  - a. Pressure and Service: Same as connected piping.
  - b. Materials: Steel.
  - c. Gaskets: Suitable for service intended.
  - d. Bolts and Nuts: alloy steel, corrosion-resistant, prime coated. Buried couplings shall have Type 304 stainless steel bolts and nuts.
  - e. Harnessing:
    - 1) Harness couplings as shown, specified or otherwise required to restrain all pressure piping.
    - 2) Dimensions, sizes, spacing and materials for lugs, tie bolts, washers, and nuts shall conform to the standards of the manufacturer for the pipe size, wall thickness and working pressure required.

- 3) No less than two (2) bolts shall be furnished for each coupling.
  - 4) Adjacent flanges shall be tied with tie bolts. The bolts, washers and nuts shall conform to the standards of the manufacturer for pipe size and test pressure of the pipe.
  - 5) Lugs and tie bolts shall be designed for 150 percent of the piping system test pressure specified herein.
  - 6) Tie bolts, nuts and washers shall be ASTM A 193, Grade B7 steel or better.
- f. Product and Manufacturer: Provide couplings as manufactured by one of the following:
- 1) Dresser Industries.
  - 2) Rockwell International Corp.
  - 3) Or equal.

2. Flanged Adapters:

- a. All flanged adapters, except as shown on the Drawings or directed by the Engineer, shall be as follows:
- b. Pressure and Service: Same as connected piping.
- c. Materials:
  - 1) Cast iron for pipes up to 12-inch diameter.
  - 2) Steel for pipes larger than 12-inch diameter.
- d. Bolts and Nuts: Alloy steel, corrosion-resistant, prime coated.
- e. Harnessing:
  - 1) Harness flanged adapters to restrain all pressure piping.

2) Flanged coupling adapters for all pipe sizes shall be harnessed by tying the adapter to the nearest pipe joint flange using tie bolts as specified for flexible couplings.

f. Product and Manufacturer: Provide flanged adapters as manufactured by one of the following:

- 1) Dresser Industries.
- 2) Rockwell International Corporation.
- 3) Or equal.

3. Grooved Couplings:

a. Split type grooved or shouldered end couplings where shown or approved by Engineer shall be as follows:

- 1) Pressure and Service: Same as connected piping. Use shouldered end where required by pressure rating.
- 2) Material: Malleable iron, conforming to ASTM A 47.
- 3) Gaskets:
  - a) Water Service: Halogenated Butyl.
  - b) Sewage Applications: Nitrile.
- 4) Bolts and Nuts: Heat treated carbon steel track bolts, plated. Bolts and nuts shall conform to ASTM A 183.
- 5) Product and Manufacturer: Provide couplings as manufactured by one of the following:
  - a) Victaulic Company, Style 31.
  - b) Gustin-Bacon, Gruvajoint No. 500 Series.
  - c) Or equal.

D. Specials:



1. Taps: Provide taps for service connections for small pipe connections. Where pipe or fitting wall thickness is too small to provide required number of threads, a boss or pipe saddle shall be installed. Teflon tape or a commercial thread compound which is suitable to the service shall be used on threads.
2. Pipe Adapters: Where necessary to join pipe of different types, provide necessary adapters. Ends shall conform to Specifications for the appropriate type joint.

E. Water Service

1. Pipe
  - a. Material:
    - 1) Pipe 2" diameter and smaller shall be Copper tubing and shall comply with the latest Standard Specifications for seamless Copper Tube, ASTM Designation: 88 Soft Temper, Type K.
    - 2) Pipe larger than 2" diameter shall be Ductile Iron Pipe and shall comply with standards for Ductile Iron Pipe listed previously in this section.
2. Unions, Couplings, Fittings
  - a. Union, couplings and other fittings for copper tubing shall be of the compression joint type as manufactured by the Mueller Company or approved equal, unless otherwise shown or directed.
  - b. Two-part unions shall be Mueller Company's No. H-15405 or approved equal.
  - c. Union, couplings and other fittings for ductile iron pipe shall be as defined previously in this section.
3. Corporation Stops, Curb Stops, Curb Boxes, House Shut-Off Valves for 2-inch house service and smaller.
  - a. Unless otherwise shown or directed, corporation stops shall be ball type brass valves with O-ring seal and suitable for compression connection with type "K" copper piping. Corporation stops shall be Mueller Company's No. H-15000, or approved equal.

- b. Curb stops shall be ball type brass valves with o-ring seal and suitable for compression connection with type "K" copper piping. Curb stops shall be Mueller Company's No. H-15200, or approved equal.
  - c. Curb boxes shall be Mueller Company's No. H-10316, Buffalo Type Box, improved extension type with arch pattern base, or approved equal. The curb box shall extend to the grade level and have cast iron lid with plug. Contractor shall provide two (2) curb box shut-off rods of sufficient length to operate the deepest curb stop.
  - d. House shut-off valves shall be ball type, brass with O-ring seals and 300-psig working pressure rating and suitable for compression connection with type "K" copper pipe. House shut-off valves shall be Mueller Company's 300 ball meter valve or equal.
4. Valves and Valve Boxes for House Connections Larger Than 2-inch
- a. The valves for use on house connections larger than 2-inch diameter shall be cast iron bottom wedging gate valve as per AWWA C509, double disc parallel seat type with non-rising stems, opening by turning and provided with 2" square operating nuts. Stems shall be in full conformance with AWWA Specifications. The valve stem seals shall be "O" ring. The valves shall be designed for 200 psi water working pressure. The valves shall be suitable for mechanical connection with ductile iron pipe as per AWWA C111. Valves shall be as manufactured by Clow, or approved equal.
  - b. Concrete piers or supports of the appropriate size shall be provided under all valves.
  - c. If the top of the operating nut is more than 36 inches below the finished grade an extension stem shall be provided to place the operating wrench nut between 24 inches and 36 inches of the finished grade. The extension stem shall be pinned to the valve operating nut in a manner approved by the Engineer.

- d. Valve boxes shall be two piece slip or sliding type with shaft extension as manufactured by Clow, Type F - 2450 or approved equal. The valve box shall have a drop lid with "Water" marking and design to remain seated when subjected to mobile traffic conditions. The valve box lid shall be as manufactured by Clow, Type F - 2493, or approved equal. Bases for regular duty valve boxes shall be Clow F-2480 No. 4 or equal. All boxes shall be installed to finished grade.

## 2. DISINFECTION OF WATER SERVICES

A. All pipes, fittings and valves shall be disinfected. Disinfection shall be performed in an approved manner in accordance with the American Water Works Association's Standards for Disinfecting Water Mains designation C-651. All surfaces shall be swabbed prior to assembly of the offset piping and again immediately prior to insertion of the offset into the existing water main piping.

B. Disinfection of water services shall be performed by the Contractor as specified and directed, without additional payment thereof. The Contractor shall provide all labor, materials, and equipment and shall perform the disinfecting operations complete, to the satisfaction of Camden City.

1. Disinfecting of water services may be performed by either of the following methods:
  - a. By introducing a chlorine gas-water mixture by means of a solution-feed chlorinating device.
  - b. By introducing a mixture of calcium hypochlorite (comparable to commercial products known as HTH or Perchloron) and water.
2. Prior to the beginning of disinfecting operations, the Contractor shall submit to the City Engineer for approval a schedule listing details of the disinfecting procedure to be followed.
3. Before beginning disinfection, dirt and foreign matter shall be removed from the mains by a thorough flushing with clear water.
4. To complete the disinfection of the water service the contractor shall disconnect the water service at the water meter and thoroughly flush the entire water service with clean water removing all dirt and foreign matter. The contractor shall reconnect the water meter to the water service and the connection shall be checked for leaks.

### 3. DISINFECTION OF WATERMAIN

- A. The Contractor shall disinfect all water mains in accordance with A.W.W.A. Standard for "Disinfecting Water Mains" designation C-601. Commercial products such as "HTH", "Perchloron", and "Maxoxhlor" may be used in flake or crystal form, but in no instance will tablets be permitted to be used in the disinfection of water mains.
- B. The chlorine dosage shall initially produce 50 ppm residual to the water and maintain a minimum residual of 25 ppm after 24 hours. After satisfactory disinfection of the test section, the line shall be continuously flushed until the resultant chlorine residual equals one ppm or the residual of the system, whichever is greater. After final flushing and before the water main is placed in service samples shall be collected from each end of the main and tested for bacteriologic quality. If the initial disinfection fails to produce satisfactory samples, disinfection shall be repeated until satisfactory samples have been obtained.

### 4. WATER SERVICE AND WATERMAIN ABANDONMENT

- A. Water service that has been replaced shall be abandoned.
  - 1. The corporation stop shall be turned off and service line removed and the ends crumbed.
  - 2. If the existing corporation stop is leaking, or if directed by the City Engineer, remove the existing corporation stop from water main and repair water main using pipe repair clamp. The pipe repair clamp shall be Mueller Full-Seal; or approved equal.
  - 3. If the abandonment takes place at a tee, the tee shall be removed from the main and straight pipe installed.
  - 4. All open ends on abandoned pipe to be cut and plugged with required fittings, rods and concrete as close to the existing main in service as possible.
  - 5. All valve boxes and other appurtenances are to be removed.

### 5. WATERMAIN PRESSURE TESTING

- A. After the Engineer has inspected the completed installation of valves, and water main, and before backfilling the excavations, the contractor shall furnish all labor, materials and equipment required to pressure test the pipe. The pipe shall be pressurized to 1.5 x the working pressure for a period of two (2) hours. Pressure shall not vary more than five (5) psi. The valved section of pipe shall be filled with water slowly, and the test pressure shall be applied by means of a pump connected to the pipe in a manner satisfactory to the engineer. Before applying the test pressure, air shall be expelled completely from the pipe by installing corporation cocks at such points so that

the air can be expelled as the line is filled with water. If the joints leak, repairs or replacements shall be made. Testing shall be in conformance with A.W.W.A. Standard C600-77.

## 6. VALVE OPERATIONS

A. All valves shall be operated by Utility Operators. The contractor shall not be permitted to operate any valves. The Contractor shall notify the City Engineer in writing, five (5) days in advance of valve operating requirements.

## 7. HYDRANTS

A. Hydrants shall be "Kennedy 81" hydrants as manufactured by Kennedy Valve Company. Hydrant spacing shall be a maximum 300 feet measured center to center.

B. For either new construction or relocation the following shall be required:

1. Hydrants shall be located no closer than 20 feet from the point of tangency or curvature at intersections.
2. All hydrants that are not Kennedy K-81 that are to be relocated shall be removed and delivered to Untied Water Camden Yard.
3. Hydrants shall be no closer than ten (10') feet from the edge of a residential driveway or (20') feet from the edge of commercial driveway. In the case where driveways are expanded or newly constructed, the owner shall be responsible for the relocation of an existing hydrant if above requirements are violated.
4. All hydrants on (16") inch or larger mains shall require a new valve at the base of the relocated hydrant.

C. Hydrants shall conform to the following:

1. All fire hydrants shall conform to the requirements of the latest ANSI/AWWA Standard Specification C 502 for Dry-Barrel Fire Hydrants. They shall be the compression type opening against the pressure, dry barrel dry top construction with "O" ring seal plate, designed so that the stem operating threads are out of the water way at all times. Hydrants shall be suitable for 150 psi water working pressure; and shall be hydrostatically tested at the factory to 300 psi. Hydrants shall be so designed to facilitate removal of the main valve and moveable parts of the drain valve, or extension of the hydrant, without excavating once it is in place.

2. Hydrants shall have a 5 ¼ inch minimum valve opening with 6 inch standardized mechanical joint inlet connection. They shall be furnished with two 2 ½ hose nozzles and one 4 ½ inch steamer nozzle, with threads conforming to national standards.
  3. All component parts of fire hydrants shall be interchangeable with and replaceable by the component parts of The Kennedy K - 81A Bronze Lined, as manufactured by Kennedy Valve Manufacturing Co., Inc.
  4. All fire hydrants shall open by turning to the left (counterclockwise). The operating nut and outlet nozzle cap nuts shall be Pentagon, measuring 1 ½ inch from point to flat at base. Hydrants shall be prime coated and painted in accordance with ANSI/SWWA Standard Specifications, finish painted conforming to the Standards of the City of Camden..
  5. Material for fire hydrant connections shall be as specified in these specifications under Ductile Iron Pipe, Fittings, and Appurtenances.
  6. Material for valves and valve boxes shall be as specified in these specifications under Gate Valves and Valve Boxes.
- D. Fire Hydrant shall be firmly set in a bed of screened gravel (NJDOT Type 57) which shall extend down 1' foot below the bottom of the hydrant and surround the lower barrel. The total amount of gravel used shall be a minimum of one-third of a Cubic Yard of the volume of the hydrant barrel, whichever is greater. The hydrant shall be firmly braced at the back, opposite of the inlet pipe with a concrete thrust block.
- E. Fire Hydrant Connections of six (6") inch Ductile Iron Pipe shall be laid and shall be extended to watermain. Hydrants shall be thoroughly cleaned of dirt and foreign matter before setting.
8. AIR RELEASE VALVES
- A. Air relief valves shall be furnished and placed where required or where designated by the Engineer, and shall be affixed to the top of the water main by means of a tap.
  - B. Shall conform to the following:
    1. All air relief valves shall conform to the requirements of the latest ANSI/AWWA Standard Specification C 512 for Air Release, Air/Vacuum and Combination Air Valves for Waterworks Service. They shall be the air release valve type that automatically release to the atmosphere small pockets of air as they accumulate at local high points along the new pipeline when the pipeline is full and operating under pressure and seal tightly when air is removed.

2. The air release shall maintain a closed position to prevent the loss of water by the positive seating of a non-corrosive float against a smoothly ground contact surface of the exhaust orifice. It shall automatically provide for escape of air to atmosphere without the loss of water when the special seat moves away from the orifice seat.
  3. The float shall be free floating within the valve body. Linkages or levers attached to the float are unacceptable.
  4. The air release valve shall be an AR series as manufactured by GA Industries Inc. or approved equal.
  5. Unless otherwise specified on the plans, the air release valve shall have a 1" inlet and a ½" outlet and a 3/16" orifice.
  6. The body of the air release valve shall be brass.
- C. The air release valve shall be connected to the water main by means of a 1 inch corporation connection with brass piping, fittings and a curb stop as shown on the plans. Hardwood blocks shall securely hold the piping and support the air release valve.

#### 9. BUTTERFLY VALVES

- A. Butterfly valves shall be short body, conforming to the American Water Works Association Standard for Rubber Seated Butterfly Valves AWWA C504, latest edition.
- B. Operators shall be worm gear with operating nut for extension stem.
- C. Valves shall be designed for use with water and shall comply with the following items listed in the Foreword of AWWA C504 as follows:
  1. Short body flanged joint or mechanical joint except where monoflange is specifically required.
  2. Class - 150B
  3. Valve bodies - 20" and smaller, cast iron ASTM A126 Class B Valve disc - 20" and Smaller.
    - a. Cast Iron ASTM A126, Class B with Ni-Chrome disc edge

- a. Cast Iron ASTM A126, Class B with Ni-Chrome disc edge
- b. Ductile Iron ASTM A536 with 304 stainless steel disc edge
- c. Cast Iron ASTM A48 with 304 stainless steel disc edge.
- D. Rubber seats on disc are not acceptable. Rubber seats shall be in accordance with AWWA C504, Sec. 3.5.2.
- E. Adjustable mechanical stops shall be incorporated in the valve operator to limit travel of the disc at the opened and closed position.
- F. Valves shall be for buried service.
- G. Each valve shall be provided with position indicator.
- H. Valves shall turn clockwise to close.

#### 10. GATE VALVES

- A. Gate valves (16" and larger) shall conform to the AWWA Standard for "Gate Valves for Ordinary Water Works Service" AWWA C500. Gate valves shall be iron body, bronze mounted, double disc type with end connections as shown on plans. Valves shall be furnished with operating nut, as required.
- B. Gate valves 16" and larger shall be provided with Bypass valve.
- C. The gates shall be such that in closing, travel of the discs shall cease before they begin to seat, and that the discs are fully released from their seats before the travel commences for opening. The seats, the disc ring, and the spindle of valve shall be of solid bronze and bearing parts of such devices shall be bronze or bronze faced.
- D. The design of the stuffing box shall be such that the valve can be packed under pressure when in the full open position. O-Ring packing shall be used.
- E. Castings shall be true to pattern, free from blow holes, sand holes, scale and other defects. No plugging or stopping of holes will be allowed.
- F. Furnish gears on all valves 16" and larger. Gears shall be cut-tooth steel housed in an enclosed extended gear case. Gears for valves in horizontal positions shall be bevel geared.



# **APPENDIX IX**

**CIP - 1S**

**CITY OF CAMDEN**

**DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT  
MANAGEMENT**

**DESIGN, CONSTRUCTION, INSPECTION  
AND TESTING MANUAL**

**NOVEMBER 2010**

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT  
INSPECTION AND TESTING PROCEDURE  
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**SEE LT AND LTPS DRAWINGS FOR DETAILS AND REQUIREMENTS**

## SECTION 1. TESTING OF PUBLIC SANITARY SEWER SYSTEMS

### A. Infiltration

#### 1. Objective

This procedure establishes the method(s) to be used for the testing of the sanitary sewer systems.

#### 2. Purpose

The purpose of this procedure is to establish a uniform method and practice in testing sanitary sewers for infiltration when ground water is present.

#### 3. Infiltration Test Procedures

\* The test shall be performed in the presence of the City Engineer

- a. Examine the sanitary sewer system for infiltration at the downstream end of the system after construction has been completed and prior to any sanitary building connections.
- b. In the event that there is infiltration and water is flowing at the downstream end of the system, then the source of flow must be determined.
- c. To isolate the source, it is necessary to go upstream one manhole at a time, to find where the flow is originating. This is done by plugging the first upstream manhole and observing to see if the flow stops. This procedure is repeated one manhole at a time until the infiltration has been isolated.
- d. When the infiltration has been isolated to a section or area, further investigation by the Contractor will be required to eliminate the infiltration.

- e. Allowable infiltration shall not exceed a rate of 50 gallons per mile, per inch of sewer diameter per 24 hours.

## B. Exfiltration (Air Test)

### 1. Objective

This procedure establishes the method(s) to be used for the testing of the sanitary sewer systems.

### 2. Purpose

The purpose of this procedure is to establish a uniform method and practice in testing sanitary sewers for exfiltration.

### 3. Exfiltration (Air Test) Procedures

\* The test shall be performed in the presence of the City Engineer.

- a. The low pressure air test is the most desirable method of testing and should be used when possible. The low pressure air test is very fast, and isolation of leaks is very precise.
- b. Prior to the start of the exfiltration test, all construction work for the system under test shall be completed. This includes backfilling and completion of all manholes. Installation of the curbing and stabilized base course must be completed prior to testing.
- c. Low pressure air test (4.0) to be conducted between two consecutive manholes, as directed by the City Engineer.
- d. The test section of the sewer line is plugged at each end. One of the plugs used at the manhole must be tapped and equipped for the air inlet connection for filling the line from the air compressor.
- e. All service laterals, stubs and fittings into the sewer test section should be properly capped or plugged, and carefully braced against the internal pressure to prevent air leakage by slippage and blowouts.
- f. Connect air hose to tapped plug selected for the air inlet. Then connect the other end of the air hose to the portable air control equipment which consists of valves and pressure gauges used to control:
  1. The air entry rate to the sewer test section, and
  2. To monitor the air pressure in the pipe line.

- g. More specifically, the air control equipment includes a shut-off valve, pressure regulating valve, pressure reduction valve and a monitoring pressure gauge having a pressure range from 0 to 5+ psi. The gauge should have a minimum division of 0.10 psi and an accuracy of 0.04+ psi. See Figure No. 1 for typical control equipment apparatus.
- h. Connect another air hose between the air compressor (or other source of compressed air) and the air control equipment. This completes the test equipment set-up. Subsequent to set-up, test operation may commence.

To: City of Camden  
Division of Capital Improvements & Project Management  
1056 Wright Avenue  
Camden, New Jersey 08103

Reference: \_\_\_\_\_

\_\_\_\_\_ Project

\_\_\_\_\_ Section

\_\_\_\_\_ As-Built Sanitary Sewer

This is to inform you that the sanitary sewer mains referred to above have been pressure tested and tamped in accordance with the project specifications.

A final inspection will be performed when the developer requests a release from the Performance Bond.

Sincerely,

\_\_\_\_\_  
Signature

Vertical

Horizontal

- e. In the event that alignment shows the pipe not laid true and to grade, it shall be repaired and be aligned as necessary until the alignment complies with these requirements.

D. Television Inspection

1. Objective

This procedure establishes the method(s) to be used for the televising of sanitary sewer systems.

2. Purpose

The purpose of this procedure is to establish a uniform method and practice in testing sanitary sewers for defects via, television inspection.

3. Television Inspection Procedures

\* The test will be performed by the City prior to final acceptance of the sanitary sewer system. The City maintains the option to require the Contractor to perform the testing.

- a. Television inspection will be employed as the method of final inspection of the completed gravity sewer mains. The Contractor shall furnish a complete portable closed-circuit television system for visual inspection of the interior of the sewers.

- b. The system to be furnished by the Contractor shall include all required television equipment, related equipment, electrical power to operate the

### 3. Exfiltration (Pressure Test) Procedures

\* The test shall be performed in the presence of the City Engineer.

- a. After the pipe has been laid or installed, it shall be subjected to a pressure and leakage test. For pressure piping, this shall be conducted prior to the complete backfilling of the trench, unless otherwise permitted by the City Engineer, and for pressure piping in structures, this shall be conducted prior to the completion of any construction which would make it impossible or difficult to gain access to the pipe if found defective. The Contractor shall test sections of the pipes between valves, where practicable or where ordered by the City Engineer.
- b. The Contractor shall make the necessary arrangements with the City for the procurement of water for the pressure and leakage tests, and shall furnish the necessary labor, pumps, valves, pressure gauges, water meters and all other equipment required for this purpose. Each section of pipe, with water services installed, shall be subjected to a hydrostatic pressure of 50 PSE or 2 times the operating pressure, whichever is greater, and maintained for a period of two (2) hours.
- c. When the test pressure has been reached, the amount of make-up water to maintain the test pressure shall be measured. Leakage shall be defined as the quantity of water that must be supplied into the newly installed pipe or any valved section thereof to maintain pressure within 5 psi of the specified test pressure after the pipe has been filled with water and the air has been expelled. Leakage shall not be measured by a drop in pressure in a test section over a period of time.
- c. No pipe installation will be accepted if the leakage is greater than that determined by the following formula:

When using 5 gallons of water in a bucket for make-up water:

(1) Measure H

(2) Measure h<sub>2</sub>

$(5 \text{ gals.}) - (h_2/H) \times (5 \text{ gals.}) = \text{Gallons of Water Lost}$

Where H is the original height of water in the bucket and h<sub>2</sub> is the height of water in the bucket at the end of the 2 hr test.

- e. Allowable exfiltration rate is determined below

(1) Gallons of water lost over 2 hr test x 12 = gallons loss/day

(2) Miles of Pipe Tested = (force main test length in feet) / (5280 feet/mile)

(Gallons loss/day) / (Miles of Pipe Tested) = Gallons loss/mile/day

(3) (Gallons loss/mile/day) / (Pipe diameter in inches) =  
Exfiltration in gallons/inch dia./mile/day

\* Allowable exfiltration rate is 50 gallons/inch dia./mile/day

Example:

Test Pressure = 2 x TDH x 0.4333

Total Dynamic Head (TDH) = 130

Test Pressure = 90 PSI

\* NOTE:

Other methods of testing public force mains and/or pressure lines may be used; however, prior approval of the City Engineer, in writing, must be obtained prior to the test being performed.

The City Engineer has the right to substitute and/or adopt new methods of testing procedures, into the Design, Construction, Inspection and Testing Procedures Manual, to meet with any required or changing specifications.

The attached Standard Details are required for all sanitary sewer system construction with no exception.

SANITARY



1. To make sure all construction performed in the field is in accordance with the approved plans and City specifications (w/no exceptions) unless approved by our office.
2. Laser and target used for main and set to proper slope per plan.
3. Check all plans and cut sheets for any changes from approved plans.
4.  $\frac{3}{4}$ " Stone under all manholes and first pipe in and out.
5. MH must have protective coating on outside.
6. MH's must have rubber gasket between sections and ram's neck when soil conditions are wet. And if wet soil conditions are present,  $\frac{3}{4}$ " stone bed under main.
7. MH seams inside must be rubbed down with a non shrink grout.
8. Channels are to be smooth and properly constructed if not pre-cast.
9. No more than 12" of block can be used to raise casting to proper grade.
10. Make sure proper castings are used per plan.
11. Make sure castings are grouted in place.
12. If MH sections are damaged (mark them with paint) and don't accept.
13. Drop manholes to be constructed with DIP pipe. PVC drop pipe to be used in connection with precast drop manhole base. If DIP is used, use IDIP sleeve with transition rubber or a dresser clamp to adapt to PVC. DIP to be installed 20 LF out of drop manhole.
14. Anything over 2 FT. is a drop manhole, and must always be inside MH.
15. All lateral clean out stacks need PVC female adapters with 4" brass cleanout plugs.
16. Concrete encasement must be installed if 18" or less vertically clearance exists between pipes.

17. All pipe sections installed at the minimum allowable slope shall have as-built installation surveyed by a licensed surveyor to confirm the minimum slope is provided. The slope must be met prior to acceptance by the City.
18. All laterals must be installed before pressure test is performed.
19. Standard pressure test for 8" PVC is 4 LBS. for 5 min. with a ½ pound loss. Pipe size will vary test procedures. Follow chart in manual.
20. Lamping of lines = look for belly in pipe/straightness/silted in/75% of moon. As-builts must be ready before pressure test is performed.
21. Laterals to be 4 FT. deep behind the curb (at clean out) min. of 3 FT. and max. 5 Ft.
22. If you are not present at time of installation and backfilling, leave all pipe crossing and MH's exposed until you arrive for inspection. If backfilling occurs it will be exposed before our acceptance. If not back before end of day, they may backfill for safety reasons.
23. The method and equipment to be used for compaction must be submitted for approval prior to construction.
24. As-built plans, signed and sealed by the applicant's engineer, must be submitted and approved by the City before a final test is performed. Along with as-builts, applicant shall supply a CD with GIS coordinates of all manholes affected by the work, and a video tape of new or modified sanitary mains. The City Engineer will note on the as-built and sign subsequent to a satisfactory test.

**DIVISION OF CAPITAL IMPROVEMENTS & PROJECT MANAGEMENT (CIP)  
CONSTRUCTION GENERAL NOTES:**

1. ALL CONSTRUCTION, MATERIALS, RESTORATIONS AND METHODS OF INSTALLATION IN TOWNSHIP ROADS SHALL BE SUBJECT TO THE REQUIREMENTS AND APPROVAL OF THE MUNICIPALITY.
2. SANITARY SEWER CONSTRUCTION, MATERIALS AND TESTING SHALL BE SUBJECT TO THE APPROVAL OF AN INSPECTION BY THE CITY ENGINEER AND SUBJECT TO CITY REQUIREMENTS.
3. ALL SANITARY SEWERS SHALL BE CONSTRUCTED WITH CLASS "C" MODIFIED BEDDING UNLESS OTHERWISE NOTED.
4. WHEREVER THE TRENCH BOTTOM DOES NOT AFFORD SUFFICIENT BEARING STRENGTH TO SUSTAIN THE WEIGHT OF THE PIPE AND SUPERIMPOSED LOADS, IT SHALL BE OVER EXCAVATED AND STABILIZED WITH A LAYER OF CRUSHED STONE.
5. THE CONTRACTOR SHALL CONSTRUCT TEST PITS AS REQUIRED TO VERIFY THE LOCATION AND THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND PROPOSED FACILITIES.
6. CONTRACTOR EFFORTS SHALL BE MADE TO RETAIN EXISTING TREES, VEGETATION AND NATURAL CHARACTERISTICS OF THE TRACT.
7. THE CONTRACTOR SHALL PAY ALL STREET OPENING FEES AND GIVE NOTICES NECESSARY FOR AND INCIDENTAL TO THE DUE AND LAWFUL EXECUTION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES BEFORE EXCAVATION.
9. NO MATERIALS SHALL BE PLACED NOR ANY DISTURBANCE PERMITTED BEYOND THE PROJECT PROPERTY LINE WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER DIRECTLY INVOLVED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING, PAVING, TOPSOILING, SODDING, FERTILIZING AND SEEDING ALL AREAS DISTURBED BY HIS ACTIVITIES. ROAD PAYMENT, REPLACEMENT, AND ALL RESTORATION IN COUNTY ROADS SHALL MEET THE REQUIREMENTS OF THE COUNTY ENGINEER.

11. INSPECTION OF, OR FAILURE TO INSPECT ANY MATERIALS OR WORKMANSHIP BY STATE, COUNTY OR TOWNSHIP OFFICIALS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE PLANS, SEPCIFICATIONS AND LAWS.
12. PRIOR TO CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPROVED BY THE SOIL CONSERVATION DISTRICT IN COMPLIANCE WITH CHAPTER 251 OR THE PUBLIC LAWS OF 1975. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED OR THE AREA IS STABILIZED IN ACCORDANCE WITH THE SOIL CONSERVATION DISTRICT'S RECOMMENDATIONS.
13. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE PROCEDURES MANUAL OF THE CITY OF CAMDEN.
14. THRUST BLOCKS ARE TO BE INSTALLED AT ALL FORCE MAIN BENDS.
15. SANITARY SEWER LATERALS SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES. AN EXCEPTION TO THIS RULE MAY BE MADE FOR COMMERCIAL OR INDUSTRIAL USERS AT THE DECISION OF THE CITY. DOMESTIC LATERAL CONNECTIONS SHALL BE MADE A MINIMUM TWO FEET AWAY FROM MANHOLE AND NOT INTO JOINT OF MAIN.
16. THE APPLICANT/OWNER IS AWARE AND AGREES THAT THE REVIEW BY THE CITY AND CITY ENGINEER IS BASED UPON THE BEST INFORMATION AVAILABLE AND IN NO WAY DOES IT GUARANTEE THE EXISTENCE OF, OR NON EXISTENCE OF SANITARY SEWER AND FORCE MAINS, AND/OR APPURTENANCES. IT IS THE RESPONSIBILITY OF THE APPLICANT/OWNER TO VERIFY THE LOCATON OF SUCH MAINS/APPURTENANCES.
17. ANY UNITS HAVING FOOD PREPARATION FACILITIES SHALL INSTALL A GREASE TRAP WITHIN THE SEWER LATERAL. SIZING OF GREASE TRAP SHALL BE IN ACCORDANCE WITH CITY RECOMMENDED CALCULATIONS AND SUBMITTED FOR REVIEW.
18. THE CONNECTION TO THE EXISTING CITY MANHOLE **MUST BE MADE WITH A CORING MACHINE AND WITNESSED BY THE CITY ENGINEER.**
19. AN A-LOCK SEAL SHOULD BE USED AT THE PIPE PENETRATION. ONLY IN THE CASE THAT AN A-LOCK IS NOT POSSIBLE, THE ANNULAR SPACE SHOULD BE FILLED WITH NON-SHRINK GROUT.

20. WHEN POSSIBLE THE NEW BENCH CHANNEL SHOULD BE MADE WITH THE CORING MACHINE; OTHERWISE, THE BENCH CHANNEL SHOULD BE CAREFULLY SAWCUT OR HILTI CUT TO ACCOMMODATE THE NEW SEWER CONNECTION.
21. CHANNEL RECONSTRUCTION CEMENT SHALL BE SPEED-CRETE AS MANUFACTURED BY TAMMS, INC, FORMED PORTLAND CEMENT CONCRETE OF 4,000 PSI COMPRESSION STRENGTH. ANY SUBSTITUTES MUST BE APPROVED BY THE CITY.
22. MANHOLE INTERIOR WALLS AND BENCHES SHALL BE PATCHED WITH CEMENTITIOUS PATCHING/PLUGGING COMPOUNDS AS MANUFACTURED BY TAMMS INC, OR APPROVED EQUAL.
23. A PIPE JOINT SHOULD BE PROVIDED WITHIN FOUR FEET OF THE MANHOLE CONNECTION TO ALLOW FOR DIFFERENTIAL SETTLEMENT.
24. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES TO THE MANHOLE, THE SEWER OR THE ADJACENT PROPERTY DUE TO CONNECTION CONSTRUCTION.
25. **THE CITY ENGINEER MUST BE GIVEN 48 HOURS ADVANCE NOTICE OF SANITARY SEWER WORK AND A CITY ENGINEER REPRESENTATIVE MUST BE PRESENT TO WITNESS THE CONNECTION.**

**DROP MANHOLE:**

1. A LINER OF MULTIPLE LAYERED FIBERGLASS FABRIC IMPREGANTED WITH A MODIFIED EPOXY RESIN MUST BE INSTALLED IN ALL DROP MANHOLES. THE LINE SHALL BE OF THE TYPE THAT ALLOWS REHABILITATION OF A CONCENTRIC, ECCENTRIC OR FLAT TOP MANHOLE WITHOUT REMOVING THE MANHOLE RING AND TOP SECTION OR CORBEL. ONE SUCH SUPPLIER OF THE MULTIPLEX LINER SYSTEM IS TERRE HILL COMPOSITES, TERRE HILL, PENNA.
2. **THE LINER SHALL BE INSTALLED BY AN INSTALLER THAT IS QUALIFIED BY THE LINER MANUFACTURER.** THE CONTRACTOR SHALL WARRANT TO THE CITY IN WRITING THE INSTALLATION, FABRICS, AND RESINS TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF FIVE YEARS.

3. ALL SURFACES OF THE MANHOLE SHALL BE CLEANED WITH A HIGH PRESSURE WATER JET SPRAYER WITH AN OPERATING PRESSURE OF AT LEAST 3,500 PSI. THE LINER SHALL BE INSTALLED AND CURED IN PLACE IN LESS THAN TWO HOURS. OUTLETS AND BENCHES SHALL BE PROTECTED AND SEALED TO THE LINER BY THE APPLICATION OF THE EPOXY MASTIC-FIBERGLASS CLOTH CONSTRUCTION.
4. THE INSTALLER SHALL PLACE A FLEXIBLE TRANSITION PIECE BETWEEN THE LINER AND THE EXISTING STRUCTURE. THE FLEXIBLE CONNECTOR SHALL PROTECT THE LINER AGAINST DAMAGE FROM FROST HEAVE AND TRAFFIC IMPACT LOADS.

### DISINFECTION OF WATERMAIN

CONFORM TO THE LATEST PROVISIONS OF AWWA C-651 & C-652

1. Disinfection – Water Mains

- A. Flush mains with clear water at a minimum rate of 2.5 fps prior to disinfection. See Table 1.

**TABLE 1 – WATER MAIN FLUSHING DATA**

PIPE DIAMETER (INCHES)	FLUSHING RATE GPM @ 2.5 fps	HYDRANT OPENINGS @ 40 psi
2	25	one - 2-1/2
4	100	one - 2-1/2
6	220	one - 2-1/2
8	390	one - 2 -1/2
10	610	one - 2 -1/2
12	880	one -2 -1/2
14	1200	two -2-1/2
16	1570	two -2-1/2
18	1985	two - 2-1/2
24	3525	one - 4-1/2 and one -2-1/2

- B. Chlorine Gas: Apply with a solution-feed chlorinator in combination with a booster pump for injecting the chlorine gas-water mixture into the main. Do not use direct feed chlorinators.
- C. Hypochlorite: Apply solutions to water mains with a gasoline or electrically powered chemical feed pump designed for feeding chlorine solutions.

D. Application (Continuous Feed Method).

1. Connect chlorinator or force pump to water main upstream from point of repair or replacement, or new lines.
2. Proportion application rate of chlorine solution to obtain a minimum concentration of 50 mg/1 of available chlorine. Use high range test kit to determine concentration.





# APPENDIX X

## DIVISION OF CAPITAL IMPROVEMENTS & PROJECT MANAGEMENT (CIP)

### SUBMISSION OF RECORD DRAWINGS FOR EXTENSION OF WATER/SEWER MAINS AND OTHER WATER/WASTEWATER FACILITIES

Record Drawings for Water and Sewer Systems, signed and sealed by a New Jersey Licensed Professional Engineer or a Land Surveyor shall be submitted for review and acceptance by the CIP. To make the drawing readable, it may be necessary to put water and sewer information on separate sheets and/or use a table to show coordinate information. If multiple sheets are submitted, each sheet shall be signed and sealed. Drawings must be to scale and no smaller than 1" = 30 ft unless another scale is more appropriate for representing the information and is approved by the CIP.

Each sheet shall include the Engineer's or Surveyor's name, license number, business name, address and telephone number and fax number. It shall also include the following statement: "I certify that these record drawings have been reviewed by me or by individual (s) under my direct supervision. To the best of my knowledge and belief these record drawings reflect the water and sewer facilities as constructed."

The minimum record drawing contents are as follows:

1. Indicate street curb lines, driveways, sidewalks, building outlines, lot lines, and street names so that location of water and sewer facilities with respect to other facilities is clear.
2. Show all easement locations for water and sewer facilities and indicate the name of party to whom the easement is granted. The dimensions and bearings must be shown on the record drawings.
3. Indicate material, length, size and slope of sewer pipe between manholes and catch basins.
4. Indicate material, length and size of water pipe between valves or at least every 300 ft.
5. Show all non-pipe facilities including manholes, valves, catch basins, reducers and hydrants. Indicate the distance from any reducer to the nearest valve.
6. Show all abandoned in place facilities including the extent and method of abandonment.
7. Indicate distance from face of curb to centerline of water and/or sewer main.
8. Provide elevations to the nearest 1/10 ft for the following: invert of main force at all air valve and manhole locations; top of valve operating nut for water mains
9. Provide elevations to the nearest 1/100 ft for the following; manhole rims, catch basin grates, and all pipe inverts at manholes and catch basins.
10. Provide horizontal coordinates, accurate to 1/10 ft for three control points that are located as far apart as possible and not all on the same side of the site. A

control point can be a center of manhole, valve operating nut, or top of hydrant. The manhole, valve and hydrant can be new or existing one.

11. For all stormwater management facilities: indicate material of construction, all dimensions, manhole rim and invert elevations, pipe slope, the size and location of orifices, weirs and other flow control structures.

12. For lift/pump stations: indicate all materials of construction, all dimensions, and details on pumps, valves, and controls used. Include elevations, accurate to 1/100 ft for top of slab, grade, bottom of wet well, influent and discharge pipe inverts. Two signed and sealed copies of the O&M manual must also be provided along with the record drawings.

The horizontal positions must be supplied in the New Jersey State Plane Coordinate System, based on the North American Datum of 1983 (NAD 83), in the U.S. survey feet. The vertical elevations must be supplied in U.S. survey feet based on the North American Vertical Datum of 1988 (NAVE 88).

Initially two paper record drawings, 24" x 36" in size must be submitted. If the drawings do not meet the above standards, the CIPM will provide comments either on the drawings themselves or on a separate letter. Once record drawings are accepted by the City Engineer, the applicant shall submit two 24" x 36" paper drawings and a CD-ROM with AutoCAD (DWG format) or ESRI (version 8.0 or higher) for the City records.

## **APPENDIX XI**

### **DIVISION OF CAPITAL IMPROVEMENTS & PROJECT MANAGEMENT (CIP)**

#### **SUBMISSION OF RECORD DRAWINGS FOR WATER SERVICE LINES AND SEWER LATERALS**

Record Drawings for water service lines and sewer laterals, signed and sealed by a New Jersey licensed Professional Engineer or Land Surveyor or Architect shall be submitted for review and acceptance by the CIP for all buildings with a water service line over 2 inches in diameter. Drawings should be no smaller than 1" = 10 ft scale.

Each sheet shall include the Professional's name, license number, business name, address and telephone number. It shall also include the following statement: "I certify that these record drawings have been reviewed by me or by individual(s) under my direct supervision. To the best of my knowledge and belief these record drawings reflect the water service and sewer lateral(s) as constructed."

The minimum record drawing contents for water service lines and sewer laterals as follows:

1. Indicate street curb lines, driveways, sidewalks, building outlines, lot lines, and street names so that location of water service line and sewer laterals with respect to other facilities is clear.
2. Provide distances in feet, accurate to 1/10 ft, from two control points to tapping valve. Control point can be a center of manhole, top of hydrant, or center of valve box cover. The type and location of the control point should also be shown on the drawing.
3. Show sanitary and storm sewer cleanouts and curb valve and tapping valve on drawing.
4. Indicate distance from curb line to centerline of water and/or sewer main to which connection was made.
5. Indicate material, length, size and slope of sewer lateral(s) between connection point to main, cleanout and exterior building wall.
6. Indicate size of water service pipe and its length between tapping valve, curb valve and exterior building wall.
7. Show all abandoned in place starter service and sewer laterals including the extent and method of abandonment.

Initially two paper record drawings, 24" x 36" in size, must be submitted. If the drawings do not meet the above standards, the CIPM will provide comments either on the drawings themselves or on a separate letter. Once record drawings are accepted by the Authority Engineer, the applicant shall submit two 24 "x 36" paper drawings and a

CD-ROM with AutoCAD (DWG format) or ESRI (version 8.0 or higher) for the Authority's records.

## APPENDIX XII

<b>CITY OF CAMDEN</b> <b>DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT</b> <b>APPLICATION FOR SEWER CONNECTION</b> <b>1056 WRIGHT AVE., 3<sup>RD</sup> FLOOR, CAMDEN, N.J. 08103</b> <b>TEL: (856) 757-7680 FAX: (856)757-7620</b>		
Date:	ID#:	
Applicant Name:	Tel.No:	
Contact Person:	Cell No:	
Address:	Fax No:	
City, State, Zip:		
E-Mail Address:		
<b>PROJECT/BUILDING INFORMATION:</b>		
Name:		
Location:	Block:	Lot:
Description:		
<b>SEWER CONNECTION FEE:</b>		
<b>RESIDENTIAL:</b>		
	# of 1 bedroom units X \$1194.00/unit = S	
	# of 2 bedroom units X \$1791.00/unit = \$	
	# of 3 bedroom units X \$2388.00/unit = \$	
<b>OFFICE:</b>		
	SF X 0.10 GAL/SF X 1 EDU/225 GAL X \$1791/EDU = \$	
<b>OTHER (Refer to attached Table 1)</b>		
Describe:		
	Charges Computed on Attached Table 1: = S	
	Sewer Connection Fee: \$	
<b>APPLICATION FEE:</b>		
	Total GPD	/225 GPD per EDU X \$50.00 per EDU = S
<b>TOTAL FEES PAYABLE: \$</b>		
Payment must be in the form of a bank check, certified check or money order made payable to the		
City of Camden		
<b>APPLICANT'S CERTIFICATION:</b>		
I certify that the information contained in this application is complete and accurate.		
Name:	Signature:	
Title:	Date:	

**Payment for the Connection Fee for the above application has been received in full by the City of Camden**

**On Behalf of City: \_\_\_\_\_ Date: \_\_\_\_\_**

**I have reviewed these fees and site plans and find them to be accurate and in conformance with City Policies.**

**City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_**

TABLE 1. (Sheet 1 of 2)

ESTIMATED GALLONS PER DAY FOR VARIOUS ESTABLISHMENTS (1)

Type of Establishment	Measurement Unit	# Units (A)	Gallons Per Day/Unit (B)	Gallons Per Day (AxB)	Conversion Factor (C)	Cost (AxB-C)
<b>Residential Dwellings</b> (single family home, duplex units, townhouses, condominium apartments)						
1 bedroom unit	# Dwellings		x 150		+ 225 GPD/EDU x \$1,791	
2 bedroom unit	# Dwellings		x 225		+ 225 GPD/EDU x \$1,791	
3 bedroom unit or larger	# Dwellings		x 300		+ 225 GPD/EDU x \$1,791	
<b>Transit Dwelling Units</b>						
Hotels	# Bedrooms		x 75		+ 225 GPD/EDU x \$1,791	
Lodging houses and tourist homes	# Bedrooms		x 80		+ 225 GPD/EDU x \$1,791	
Motels and tourist cabins	# Bedrooms		x 80		+ 225 GPD/EDU x \$1,791	
Boarding houses (max. permitted occupancy)	# Boarder		x 80		+ 225 GPD/EDU x \$1,791	
<b>Camps</b>						
Campground/mobile rec. vehicle tent	# Site		x 100		+ 225 GPD/EDU x \$1,791	
Parked mobile trailer	# Site		x 200		+ 225 GPD/EDU x \$1,791	
Children's camps	# Beds		x 50		+ 225 GPD/EDU x \$1,791	
Labor camps	# Beds		x 40		+ 225 GPD/EDU x \$1,791	
Day camps-no meals	# Persons		x 15		+ 225 GPD/EDU x \$1,791	
<b>Restaurants (including washrooms and turnover)</b>						
Average restaurant	# Seats		x 35		+ 225 GPD/EDU x \$1,791	
Bar/cocktail lounges	# Seats		x 20		+ 225 GPD/EDU x \$1,791	
Fast food restaurant	# Seats		x 15		+ 225 GPD/EDU x \$1,791	
24 Hour service restaurant	# Seats		x 50		+ 225 GPD/EDU x \$1,791	
Out service/dine-in restaurant	# Cat. Spaces		x 50		+ 225 GPD/EDU x \$1,791	
<b>Clubs</b>						
Residential	# Members		x 75		+ 225 GPD/EDU x \$1,791	
Nonresidential	# Members		x 35		+ 225 GPD/EDU x \$1,791	
Raquet Club	# Members		x 80		+ 225 GPD/EDU x \$1,791	
Bathhouse with shower	(per count per hour)		x 25		+ 225 GPD/EDU x \$1,791	
Bathhouse without shower	# Persons		x 10		+ 225 GPD/EDU x \$1,791	
Institutions (includes staff)						
Hospitals	# Beds		x 175		+ 225 GPD/EDU x \$1,791	
Other institutions	# Beds		x 125		+ 225 GPD/EDU x \$1,791	

CONNECTION FEE:

TABLE 1 (Continued) (Sheet 2 of 2)  
ESTIMATED GALLONS PER DAY FOR VARIOUS ESTABLISHMENTS<sup>(1)</sup>

Type of Establishment	Measurement Unit	# Units (A)	Gallons Per Day/Unit (B)	Gallons Per Day (AxB)	Conversion Factor (C)	Cost (AxB C)
<i>Schools (including staff)</i>						
No shower or cafeteria	# Students		X 10		+ 225 GPD/EDU X \$1,791	
With cafeteria	# Students		X 15		+ 225 GPD/EDU X \$1,791	
With cafeteria and showers	# Students		X 20		+ 225 GPD/EDU X \$1,791	
With cafeteria, showers and laboratories	# Students		X 25		+ 225 GPD/EDU X \$1,791	
Boarding	# Students		X 75		+ 225 GPD/EDU X \$1,791	
<i>Automobile service stations</i>						
Service bays	# filling positions		X 125		+ 225 GPD/EDU X \$1,791	
Wash-market	# bays		X 50		+ 225 GPD/EDU X \$1,791	
<i>Miscellaneous</i>	# Sq Ft		X 0.100		+ 225 GPD/EDU X \$1,791	
Office building (gross area)	# Sq Ft		X 0.100		+ 225 GPD/EDU X \$1,791	
Stores and shopping centers (gross area)	# Sq Ft		X 0.100		+ 225 GPD/EDU X \$1,791	
Factories/warehouses (add process wastewater)	# Employees		X 25		+ 225 GPD/EDU X \$1,791	
with showers (add process wastewater)	# Employees		X 40		+ 225 GPD/EDU X \$1,791	
Laundromats	# machines		X 690		+ 225 GPD/EDU X \$1,791	
Bowling Alleys	# Alleys		X 200		+ 225 GPD/EDU X \$1,791	
Picnic Parks (restrooms only)	# Persons		X 10		+ 225 GPD/EDU X \$1,791	
Picnic Parks with showers	# Persons		X 15		+ 225 GPD/EDU X \$1,791	
Fairgrounds (based upon average attendance)	# Persons		X 5		+ 225 GPD/EDU X \$1,791	
Assembly Halls	# Seats		X 3		+ 225 GPD/EDU X \$1,791	
Airports (based on passenger use)	# Passengers		X 3		+ 225 GPD/EDU X \$1,791	
Churches (worship area only)	# Seats		X 3		+ 225 GPD/EDU X \$1,791	
Theater (rindoo)	# Seats		X 3		+ 225 GPD/EDU X \$1,791	
Dinner Theater	# Seats		X 20		+ 225 GPD/EDU X \$1,791	
Catering/Banquet Hall	# Persons		X 20		+ 225 GPD/EDU X \$1,791	
Sport stadium	# Seats		X 3		+ 225 GPD/EDU X \$1,791	
Visitor Center	# Visitors		X 5		+ 225 GPD/EDU X \$1,791	
Total Gallons Per Day						

Total Cost = Connection Fee



**CAMDEN CITY**  
**SEWER CONNECTION FEE**

1. An appropriate connection fee will be charged for all new buildings regardless if a new or existing service lateral is used. The connection fee will apply to properties where no prior building existed or when a prior building was completely demolished. Credit will not be given for any prior buildings.
2. An appropriate connection fee will be charged for additions to existing buildings only when the service lateral is replaced with a new service lateral of a larger size. In such instances, the connection fee will only be assessed based on the additional portion of the building. For example, if an additional bedroom is added to an existing home, the connection fee will be charged for the new bedroom. If an additional story is added to a building, the connection fee will only be charged for the new story. If a wing is added to a building, the connection fee will only be charged for the new wing. Drawings, prepared and signed by a New Jersey licensed architect and/or engineer showing the before and after conditions will be required evidence of the prior conditions. If the lateral is replaced with one of equal diameter because it is in an unacceptable condition, a connection fee will not be charged.
3. A connection fee will be charged when there is (i) a change in the use of the building and (ii) the change is accompanied by an increase in flow and (iii) the building has remained vacant<sup>(1)</sup> for a period of more than three (3) years prior to the filing of an application. "Use" is defined as residential, commercial, industrial or institutional. If a connection fee is applicable based on the above conditions, the connection fee shall be assessed based on the increase in flow. The City will utilize the New Jersey Department of Environmental Protection Standards for estimated usage per day in order to compare the flow that occurred prior to the change in use of the building with the flow anticipated following the change in use of the building. If the use of only a portion of a building changes and the change is accompanied by an increase in flow and that portion of the building has remained vacant for a period of more than three (3) years prior to the application, a connection fee will be charged for the changed portion of the building.
4. No connection fee will be charged for a building which is being reconstructed for the sole purpose of complying with all current plumbing, building, safety, fire and access codes.
5. If a service line is replaced in kind due to its condition and not related to change in use or size of a building, a connection fee will not be charged.
6. If a service lateral is replaced without alternations to the building, a connection fee will not be charged.
7. All buildings submitted as part of one development or contained within one set of plans will be assessed only one application fee in accordance with the rate per EDU based upon the total EDU (the estimated flow from the development and the maximum fees are set by resolution.)

(1) For a residential building to be considered vacant, less than fifty (50%) of the units must have been unoccupied for a period of more than three (3) years prior to the filing of the application.

8. For short term, temporary connections with discharges to the system for a period of less than three (3) years, the following connection fees will be charged:
  - a. For connections that can be in use up to one (1) year - no connection fee.
  - b. For connections that can be in use for a period from one (1) year and one(1) day up to two (2) years - one third (1/3) the normal connection fee.
  - c. For connections that can be in use for a period from two (2) years and one (1) day up to three (3) years - two thirds (2/3) the normal connection fee.
  - d. For connections that can be in use for a period greater than three (3) years and one (1) day - the normal connection fee.

If a connection exceeds the anticipated duration, the appropriate connection fee will be charged. If after the connection fee has been paid and the discharge ceases for any reason, the City will not issue a refund.

9. The connection fee to be assessed is that connection fee in effect on the date of the payment.
10. **The City shall not execute any applications on behalf of the applicant, including, but not limited to, treatment works approval applications and water extension permit applications, or release meters until all connection fees are paid in full.**
11. If the rates to be charged for various types of developments/uses are restricted or limited by New Jersey State Law, the applicable connection fees will be modified to comply with said law.

## APPENDIX XIII

<b>CITY OF CAMDEN</b> <b>DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT</b> <b>APPLICATION FOR WATER SERVICE</b> <b>1056 WRIGHT AVE., 3<sup>RD</sup> FLOOR, CAMDEN, N.J. 08103</b> <b>TEL: (856) 757-7680 FAX (856) 757-7620</b>		
Date:	ID#:	
Applicant Name:	Tel.No:	
Contact Person:	Cell No:	
Address:	Fax No:	
City, State, Zip:		
E-Mail Address:		
<b>PROJECT/BUILDING INFORMATION:</b>		
Name:		
Location:	Block:	Lot:
Description:		
DOMESTIC DEMAND (In GPD, attach table showing calculation):		
FIRE DEMAND (In GPM, based on NFPA guidelines):		
<b>WATER CAPACITY FEE:</b>		
<b>METER SIZE:</b>		
See Ordinance MC 4460		
Water Capacity Fee: \$		
<b>APPLICATION FEE:</b>		
Only applies to service lines 2" and larger:		
\$610 for the first 100 linear feet of service plus \$390 for each additional 100 linear feet of service thereof		
Application Fee = \$		
<b>AS BUILT DEPOSIT:</b>		
Service lines 3" and above X \$1000.00 = CK # \$		
The as-built deposit will be returned to the applicant after submission of the as-built drawings and acceptance by the Division of Capital Improvements & Project Management. If the Project requires extension of water mains, do not complete this section and complete form titled Application for Water Extension instead.		
<b>TOTAL FEES PAYABLE: \$</b>		
Payment must be in the form of a bank check, certified check or money order made payable to the City of Camden		
<b>APPLICANT'S CERTIFICATION:</b>		
I certify that the information contained in this application is complete and accurate.		
Name:	Signature:	

<b>Title:</b>	<b>Date:</b>
Payment for the Water Connection Fee for the above application has been received in full by the City of Camden	
<b>On Behalf of City:</b>	<b>Date:</b>
I have reviewed these fees and site plans and find them to be accurate and in conformance with the City Policies.	
<b>City Engineer:</b>	<b>Date:</b>

## APPENDIX XIV

**CITY OF CAMDEN**  
**DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT**  
**APPLICATION FOR WATER EXTENSION**  
**1056 WRIGHT AVE., 3<sup>RD</sup> FLOOR, CAMDEN, N.J. 08103**  
**TEL.NO: (856) 757-7680      FAX NO: (856) 757-7620**

DATE:

### APPLICANT INFORMATION

NAME:

TEL NO:

CONTACT PERSON:

MOBILE NO:

ADDRESS:

FAX NO:

E-MAIL ADDRESS:

### PROJECT/BUILDING INFORMATION

NAME:

LOCATION:

BLOCK:

LOT:

DESCRIPTION:

### WATER EXTENSION PERMIT APPLICATION FEE

\_\_\_\_\_ FT of new water main installed X \$4.00/FT = \$

### AS-BUILT DEPOSIT

\_\_\_\_\_ service lines 3" dia. And above X \$1000.00 = \$

\_\_\_\_\_ FT of new water main installed X \$2.00/FT = \$

TOTAL AS-BUILT DEPOSIT = \$

The as-built deposit will be returned to the applicant after submission of the as-built drawings and the executed NJDEP construction certificate (if applicable) and acceptance by the Division of Capital Improvements and Project Management.

Above payments for Water Extension Permit Fee and As-built Deposit must be made separately in the form of a bank check, certified check or money order made payable to the City of Camden.

### APPLICANT'S CERTIFICATION

I certify that the information contained in this application is complete and accurate.

NAME:

SIGNATURE:

TITLE:

DATE:

Payment for the Water Extension Permit Application Fee and/or As-built Deposit for the above application has been received in full by the City.

ON BEHALF OF CITY:

DATE:

## APPENDIX XV

<b>CITY OF CAMDEN</b> <b>DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT</b> <b>1056 WRIGHT AVE., 3<sup>RD</sup> FLOOR, CAMDEN, N.J. 08103</b> <b>TWA/SAFE DRINKING WATER REVIEW FEE</b> <b>TEL.NO: (856) 757-7680 FAX NO: (856) 757-7620</b>		
DATE:		
APPLICANT INFORMATION		
NAME:	TEL.NO:	
CONTACT PERSON:	CELL NO:	
ADDRESS:	FAX NO:	
E-MAIL ADDRESS:		
PROJECT/BUILDING INFORMATION		
NAME:		
LOCATION:	BLOCK:	LOT:
DESCRIPTION:		
That the following fee shall be imposed for the review, processing and administrative expenses of each Treatment Works Approval (TWA).		
RESIDENTIAL PROJECTS:		FEE:
		(circle appropriate amount)
1-4	Equivalent Dwelling Units	\$100.00
5-10	Equivalent Dwelling Units	\$150.00
11-25	Equivalent Dwelling Units	\$200.00
26-50	Equivalent Dwelling Units	\$250.00
Over 50	Equivalent Dwelling Units	\$500.00
COMMERCIAL PROJECTS:		
10,000 Square Feet and Less		\$200.00
> 10,000 Square Feet and < 100,000 Square Feet		\$500.00
> 100,000 Square Feet and < 500,000 Square Feet		\$750.00
Greater than 500,000 Square feet		\$1,000.00
<p><b>Note:</b> Area calculations include all impervious area including parking lots, roofs and other paved landscape. The total area should also include the total of the commercial space on each floor of a multi-story building.</p> <p>In the case of a project combining commercial and residential units, the fees for considering the project, the commercial fee and the residential fee should be calculated separately and the applicable fee will be the greater of those two (2) separate values.</p>		
TWA REVIEW FEE:		
Payment must be in the form of a bank check, certified check or money order made payable to the City of Camden.		
APPLICANT'S CERTIFICATON:		

<b>I certify that the information contained in this application is complete and accurate.</b>	
<b>NAME:</b>	<b>SIGNATURE:</b>
<b>TITLE:</b>	<b>DATE:</b>
<b>Payment for the TWA Review Fee for the above application has been received in full by the City.</b>	
<b>ON BEHALF OF CITY:</b>	<b>DATE:</b>

## APPENDIX XVI

<b>CITY OF CAMDEN</b> <b>DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT</b> <b>1056 WRIGHT AVE., 3<sup>RD</sup> FLOOR, CAMDEN, N.J., 08103</b> <b>INSPECTION FEES (WATER &amp; SEWER)</b> <b>TEL. NO: (856) 757-7680 FAX NO: (856)757-7620</b>		
DATE:		
APPLICANT:	TEL.NO:	
CONTACT PERSON:	CELL NO:	
APPLICANT ADDRESS:	FAX NO:	
E-MAIL ADDRESS:		
PROJECT NAME:		
PROJECT LOCATION:	BLOCK:	LOT:
PROJECT DESCRIPTION:		
INSPECTION FEES:		
Estimated Construction Cost \$ _____		
Water Main, Water Service, Storm, Sanitary or Combined Sewer Construction: 15% of Estimated Construction Cost \$ _____		
Linear Feet (L.F.) of sewer pipe to be installed _____		
Construction cost estimate shall include the total cost of piping, excavation and backfill, pipe bedding, water/sewer appurtenances and pump station if required.		
TOTAL INSPECTION FEE \$ _____		
PAYMENT MUST BE IN THE FORM OF A BANK CHECK, CERTIFIED CHECK OR MONEY ORDER MADE PAYABLE TO THE CITY OF CAMDEN		
APPLICANT'S CERTIFICATION:		
I certify that the information contained in this application is complete and accurate.		
PRINT NAME:	SIGNATURE:	
TITLE:	DATE:	
THE TOTAL FEES OF \$ _____ HAS BEEN RECEIVED FOR THE ABOVE STATED PROJECT.		
ON BEHALF OF THE CITY:	DATE:	



# APPENDIX XVII

**W-10**

CAMDEN CITY PROJECT NO. \_\_\_\_\_ (To be filled in by CIP)

CITY OF CAMDEN  
DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT (CIP)  
1056 WRIGHT AVE., 3<sup>RD</sup> FLOOR, CAMDEN, N.J. 08103  
TEL NO: (856) 757-7680 FAX NO: (856) 757-7620

SINGLE STRUCTURE/LOT SITE PLAN REVIEW FORM  
FOR BUILDING RENOVATIONS, ALTERATIONS, AND ADDITIONS

THE SITE PLANS WILL NOT BE REVIEWED UNTIL THIS FORM HAS BEEN COMPLETED

THIS FORM IS TO BE COMPLETED BY THE APPLICANT'S ARCHITECT OR ENGINEER  
PRIOR TO SUBMITTING PLANS

1. PROJECT INFORMATION:

1. Project Name:

\_\_\_\_\_

2. Site

Address: \_\_\_\_\_

—

3. Property Information: Block: \_\_\_\_\_ Lot: \_\_\_\_\_

4. Owner/Applicant:

Name: \_\_\_\_\_

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

Phone No:

\_\_\_\_\_

Fax No:

\_\_\_\_\_

E-Mail Address:

\_\_\_\_\_

5. Architect:

Name: \_\_\_\_\_

Mailing Address:

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

Phone No:

\_\_\_\_\_

Fax No:

\_\_\_\_\_

E-Mail Address:

\_\_\_\_\_

6. Engineer:

Name: \_\_\_\_\_

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

Phone No:

\_\_\_\_\_

Fax No:

\_\_\_\_\_

E-Mail Address:

\_\_\_\_\_

2. WATER & SEWER INFORMATION

A. EXISTING SEWER SERVICE:

1. Is the existing sewer service proposed to be reused?

Yes \_\_\_ No \_\_\_

If yes, provide the following:

- a. Size \_\_\_\_\_
- b. Material \_\_\_\_\_
- c. Curb Cleanout \_\_\_\_\_ Yes \_\_\_ No
- d. Minimum Slope Requirements satisfied as per \_\_\_\_\_ Yes \_\_\_ No  
National Standard Plumbing Code?

(Note: The existing sewer service must be shown on the site plans if it is intended to be re-used. The connection of the sewer service to the City's sewer main, including the size, material and location of such sewer main must also be shown on plans. A CCTV inspection of the existing lateral may be required by the City depending upon the extent of the renovation.)

**B. PROPOSED SEWER SERVICE**

- 1. Is a new sewer service proposed? \_\_\_\_\_ No \_\_\_ Yes
- 2. Are storm drains proposed? \_\_\_\_\_ No \_\_\_ Yes
- 3. Minimum Slope Requirements satisfied as per \_\_\_\_\_ Yes \_\_\_ No  
National Standard Plumbing Code?

(Note: All proposed storm and sanitary sewer/service improvements must be shown on the site plans)

**C. EXISTING WATER SERVICE:**

- 1. Is the Existing Water Service Proposed to be Reused? \_\_\_\_\_ No \_\_\_ Yes
  - a. Size \_\_\_\_\_
  - b. Material \_\_\_\_\_
  - c. Does the Water Service have a Curb Stop? \_\_\_\_\_ No \_\_\_ Yes
  - d. Combined Fire/Domestic Service? \_\_\_\_\_ Yes \_\_\_ No
  - e. Domestic Service Only? \_\_\_\_\_ Yes \_\_\_ No

(Note: All lead services must be replaced per Code).

D. PROPOSED WATER SERVICE INFORMATION:

1. Is a New Water Service Being Proposed? Yes  
 \_\_\_ No \_\_\_  
 If yes, provide the following:
- a. New Service combined Fire/Domestic? Yes \_\_\_ No  
 \_\_\_
- b. New Service Domestic Service Only? Yes  
 \_\_\_ No \_\_\_

(Note: Proposed Water Service including size and material, location of tapping gate or corporation stop, curb gate, and any other relevant details must be shown on site plans. The size and material of the water main in which connection is proposed must also be shown on plans. If a fire sprinkler system is required, Fire Sprinkler/Water Construction plans must be submitted to the CIP for review and approval).

E. STORMWATER MANAGEMENT:

1. Total Site Area \_\_\_\_\_ SF
2. Area of Disturbance \_\_\_\_\_ SF
3. Impervious Cover Added or Replaced \_\_\_\_\_ SF

3. BUILDING USE:

A. Existing Building Use (check all that apply)

- \_\_\_ Residential  
 \_\_\_\_\_ # of One-Bedroom Units  
 \_\_\_\_\_ # of Two-Bedroom Units  
 \_\_\_\_\_ # of Three-Bedroom Units

\_\_\_ Commercial \_\_\_\_\_ SF

\_\_\_ Other - Describe

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---

Is the building currently vacant? Yes \_\_\_ No

Vacant 3 or more years?

Yes \_\_\_ No

\_\_\_\_\_

B. Proposed Building Use (check all that apply)

\_\_\_\_\_ Residential  
\_\_\_\_\_ # of One-Bedroom Units  
\_\_\_\_\_ # of Two-Bedroom Units  
\_\_\_\_\_ # of Three-Bedroom Units

\_\_\_\_\_ Commercial \_\_\_\_\_ SF

\_\_\_\_\_ Other - Describe  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I have read these requirements contained in this Site Plan Review Form and agree to comply.  
The information provided is accurate and complete to the best of my knowledge.

\_\_\_\_\_  
Signature of Architect or Engineer

\_\_\_\_\_  
Date  
Required)

(Embossed Seal

## APPENDIX XVIII

### STORMWATER FEES

#### Stormwater Rate

The stormwater rate is imposed on each and every new, renovated, change in use, rehabilitated and/or rebuilt Single-Family Residential Developed Property, Other Residential Developed Property, Non-Residential Developed Property, and Vacant Property, other than Exempt Property, and the owner and non-owner users, and is hereby set as follows:

(a) The Equivalent Stormwater Unit (ESU) rate is **ten dollars and seventy-seven cents (\$10.77)**. The ESU measurement is 1,530 square feet of impervious area.

(b) The stormwater rate imposed on Single-Family Residential Developed Properties shall be categorized into three tiers based on the estimated amount of impervious area as follows:

High - Single-Family Residential Developed Property - greater than one thousand five hundred and seventy-eight (1,578) square feet of estimated impervious area. The ESU shall be 1.25 and the stormwater rate set at **thirteen dollars and forty-six cents (\$13.46)**.

Medium - Single-Family Residential Developed Property - equal to or greater than one thousand four hundred and eighty-five (1,485) square feet and less than or equal to one thousand five hundred and seventy-eight (1,578) square feet of estimated impervious area. The ESU shall be 1.00 and the stormwater rate set at **ten dollars and seventy-seven cents (10.77)**.

Low - Single-Family Residential Developed Property - less than one thousand four hundred and eighty-five (1,485) square feet of estimated impervious area. The ESU shall be .75 and the stormwater rate set at **eight dollars and eight cents (\$8.08)**.

(c) Stormwater charges for all other properties will be based on the following calculation:

$$\begin{aligned} & (\text{Gross Lot Size in sq. ft.} \times \text{Runoff Coefficient}) / 1,530 \text{ sq. ft.} = \# \text{ of ESU} \\ & \# \text{ of ESU} \times \underline{\$ 10.77} = \text{Monthly Fee} \end{aligned}$$

The runoff coefficient assumed for each land use category is shown below:

**Land Use****Coefficient Applied**

Bar-Restaurant - Entertainment	.75
Car Sales Lot	.95
Cemetery w/Monuments	.20
Central Business District	1.00
Common Area	.20
Garage or Misc. Res.	.55
Group Residence	.75
Ind. Warehouse-Factory	.90
Industrial Railway	.85
Institution-Sch.-Church	.90
Misc. Commercial	.90
Mixed Comm.-Res.-Apt.	.75
Multi-Family Apartment	.75
Multi-Family Residential	.40
Office	.91
Parks & Playgrounds	.20
Public Accommodations	.91
Retail	.91
Single Family Attached	.75
Single Family Detached	ESU
Sport or Rec. Facility	.60
Utility	.90
Vacant Land Use	.20
Vehicle Related Use	.90

## APPENDIX XIX

<b>CITY OF CAMDEN</b> <b>DIVISION OF CAPITAL IMPROVEMENTS AND PROJECT MANAGEMENT</b> <b>APPLICATION FOR HYDRANT FLOW TEST</b> <b>1056 WRIGHT AVENUE, 3<sup>RD</sup> FLOOR, CAMDEN, N.J. 08103</b> <b>TEL: (856) 757-7680 FAX: (856) 757-7620</b>		
Date:	ID#:	
Applicant Name:	Tel.No:	
Contact Person:	Cell No:	
Address:	Fax No:	
City, State, Zip:		
E-Mail Address:		
<b>PROJECT/BUILDING INFORMATION</b>		
Renovation:	New Building:	
Name:		
Location:	Block:	Lot:
Description:		
<b>LOCATION FOR HYDRANT FLOW TEST</b>		
<p>To request flow test on more than one water main OR on a water main that is not in front of the project street address, Please specify the water main and the location below. Please note that unless otherwise specified, flow test will be conducted on a distribution main 12" diameter or smaller that is closest to the lot or address specified.</p> <p>Flow in a larger transmission main will only be tested if no smaller main is available.</p>		
Main	inches in size at	Street/Ave (Nearest cross street is )
Main	inches in size at	Street/Ave (Nearest cross street is )
Main	inches in size at	Street/Ave (Nearest cross street is )
Main	inches in size at	Street/Ave (Nearest cross street is )
Main	inches in size at	Street/Ave (Nearest cross street is )
<b>TOTAL NUMBER OF FLOW TESTS X \$500 PER TEST</b>		
<b>TOTAL FEES PAYABLE: \$</b>		
Payment must be in the form of a bank check, certified check or money order made payable to the City of Camden		
<b>APPLICANT'S CERTIFICATION</b>		
I certify that the information contained in this application is complete and accurate.		
Name:	Signature:	
Title:	Date:	
Payment for the Hydrant Flow Test for the above application has been received in full by the City of Camden		
On Behalf of City of Camden:	Date:	
I have Selected Hydrant Location based on information provided by applicant and location of hydrants shown on Camden City Water System Maps		
City Engineer:	Date:	