

**SITE PLAN REVIEW RESOLUTION
BERGEN COUNTY, NEW JERSEY**

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I. DEFINITIONS FOR SITE PLAN RESOLUTION:

A. Definition:

1. Abutting County road -- Any existing or proposed County road shown on the adopted County Master Plan or official map which adjoins a lot or parcel of land submitted for approval under this resolution.
2. Acceleration Lane -- Added pavement width at an intersection or other point of access to a County road, designed to enable vehicle entering the roadway to attain a speed which will allow entering vehicles to merge safely with through traffic.
3. Adverse Drainage Condition - Exists when due to the absence or inadequacy of drainage facilities or drainage easements of such size, design, location, construction, or condition, in a drainage-way leading to, along, or through a County road or County drainage structure within or exterior to a proposed site development, one or more of the following adverse drainage conditions could result: flooding, erosion, silting or other damaging effects.
4. Bridge -- A structure having a clear span in excess of twenty (20) feet designed to convey vehicles and/or pedestrians over a water course, railroad, highway, or other obstacle or depression.
5. County Master Plan -- or "Master Plan" -- A composite of the Master Plan for the physical development of the County, with the accompanying maps, plats, charts and descriptive and explanatory matter adopted by the County Planning Board pursuant to Revised Statute 40:27-2.
6. Culvert -- A structure, having a clear span of twenty (20) feet or less, designed to convey a water course under a road or pedestrian walk and not incorporated in a closed drainage system.
7. Deceleration Lane -- The added pavement width at an intersection or other point of exit from a County road, designed to enable vehicles leaving the highway to make the necessary reduction in speed without interfering with the free movement of through traffic.
8. Drainage Right-of-Way -- or Drainage Easement -- The land required for the installation of storm water sewers or drainage ditches, or required along a natural stream or course to preserve the channel and provide for the flow therein in order to safeguard the public against flood damage in accordance with Chapter One of Title 58 of the Revised Statutes 40:55-12.
9. Driveway -- A means of access for vehicles to or from a property to a roadway.
10. Easement for County Road Purposes -- An easement to the County for the purpose of installation of utilities, construction, reconstruction, widening, or improving a County road and the construction, reconstruction or alteration of facilities related to the safety, convenience or carrying capacity of the County road including drainage facilities and traffic control devices.

11. Flood Plain -- That area of land adjacent to a brook, stream, river or other waterway that becomes covered with water when the flow of the waterway overtops its banks.
12. Maintenance Bond -- Any security that is acceptable to the County to assure the maintenance of improvements installed by developers for a period of two (2) years after release of developers performance guarantee with respect to such improvements.
13. Official County Map -- The map, with changes and additions thereto, adopted and established, from time to time, by resolution of the Board of Chosen Freeholders of the County pursuant to Revised Statutes 40:27-5.
14. Performance Guarantee -- Any security approved by the County which may be accepted in lieu of a requirement that certain improvements be made before the County Planning Board grants approval of a site plan.
15. Reporting Period -- The 30 day period in which the County Planning Board shall have to submit a report on a site plan to the municipality involved. The reporting period commences with the receipt of all information required by this resolution. A letter to the municipal approving authority from the County Planning Board, indicating a need for additional information, plan changes or compliance with standards, shall be considered as notice to municipal authorities and fulfill the reporting requirement. In the event that additional information or clarification is required an additional 30 day reporting period will commence upon the receipt of the required information, response to inquiry or revised site plan.
16. Road Right-of-Way -- The area on either side of the center line of a roadway dedicated for public use, i.e. roadway, sidewalk, traffic signs and signals, and other public utilities.
17. Site Plan -- A plan of an existing lot or plot or a subdivided lot on which is shown topography, location of all existing and proposed buildings, structures, drainage facilities, roads, rights-of-way, easements, parking areas, and with any other information required by and at a scale specified by this resolution.
18. Site Plan Application -- An official application form required by the County of Bergen for approval of Site Plans. This application, available at the County Planning Board office, states the requirements needed before review can begin, time limit of application and related fees.
19. Site Plan Review Team -- A team of County specialists which meets weekly to review submitted site plans in accordance with the standards and criteria established by Freeholder Resolution. This team is comprised of representatives from the County Department of Public Works, an County Planning Board, and other County specialists.
20. Street -- Any street, avenue, boulevard, road, lane, park-way or freeway which is an existing State, County or municipal roadway, or a street or way shown upon a plat heretofore approved pursuant to law. This 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 lines.

21. Water Course -- Any natural swale, stream, brook or river which is the natural course of storm or running water through which water flows ordinarily and frequently but not necessarily continuously. This definition includes water courses which have been artificially realigned or improved.

II. PROCEDURES

A. General Regulations

1. Prior to the issuance of any building permit by a municipal building official or other agency or individual with authority to approve a site plan or issue a building permit for any proposed land development abutting County roads including commercial, industrial, multi-family structures containing five or more units, or any other land development requiring off street parking area in excess of five vehicles or producing direct or indirect surface runoff to a County road, a site plan shall be submitted to the County Planning Board for it review and approval. Site plans for land development not abutting or not within 100 feet of a County road or any water course, involving less than one acre of land, need not be submitted to the County Planning Board for review and approval. In cases where a site plan review by the County Planning Board is not required, the County Planning Board will review and comment on any site plans at the request of the municipal officials.
2. The municipal building official or other agency or individual with authority to approve a site plan or issue a building permit shall defer final action on any application requiring County Planning Board approval pursuant to this resolution until such site plan shall have been reviewed and County Planning Board approval given.
3. The County Planning Board shall report in writing to the appropriate municipal authority on the submitted site plan within the reporting period. A copy of such report and all additional reports as needed shall be forwarded to the applicant. If the County Planning Board fails to report to the appropriate municipal authority within the reporting period, said site plan shall be deemed to have been approved by the County Planning Board. Upon mutual agreement between the County Planning Board and the appropriate municipal authority, with approval of the applicant, the reporting period may be extended for an additional 30 days.
4. The County Planning Board shall notify, in writing, the appropriate municipal authority of its final action of approval of disapproval of the site plan. A copy of this letter shall be forwarded to the applicant.
5. After approval has been granted, no changes or alterations shall be made to any portion of the site plan over which the County Planning Board has approval power without approval of the said change by the County Planning Board. Likewise, no change of engineering design shall be made without the approval of the County Engineer.

B. Processing of Site Plan

1. Six copies of the site plan, which shall conform to Section III of this resolution, and six copies of the County Site Plan Application shall be submitted to the County Planning Board by the applicant or his authorized agent who shall be required to sign a statement to the effect that the site plan has been duly filed with the appropriate municipal authority.
2. An initial investigation shall accompany the site plan and application.
3. After the receipt of the required applications and site plans or any subsequent revision the County Planning Board shall distribute the site plan to the members of the Site Plan Review Team for an evaluation of the site plan in accordance with the standards and criteria established in this resolution.
4. Based upon the review of the Site Plan Review Team and within the reporting period, the County Planning Board shall:
 - a. Forward to the appropriate municipal authority and the applicant a preliminary report containing the recommendations and requirements necessary for County Planning Board approval of the site plan. A revised site plan incorporating these recommendations and requirements shall be submitted to the County Planning Board; or
 - b. Prepare a Site Plan Report if all requirements of this resolution have been met. The Site Plan Report will contain the recommendations of the Site Plan Review Team and list County requirements and amount of performance guarantees, payments in lieu of improvements and proportionate share of future installation of drainage facilities, if any, as determined by the County Engineer in accordance with the procedures established by the Laws of 1968 chapter 285 RS 40:27-1 to 40:27-12 inclusive.
5. If performance guarantees are necessary the Report will be forwarded to the County Counsel's Office with a copy of the site plan. Copies of the Report will also be sent to the Board of Chosen Freeholders, Department of Public Works, appropriate municipal authority and applicant. The County Counsel's office will prepare a form of agreement and transit it to the applicant for execution.
 - a. Upon the receipt of executed agreement, necessary bond, inspection fees and payments, the County Counsel will prepare the necessary resolution for adoption by the Board of Chosen Freeholders.
 - b. Before the County Planning Board may approve the final site plan, the Planning Board must be in receipt of a copy of the resolution approved by the Board of Chosen Freeholders indicating that an agreement between the County and applicant has been executed, necessary bond provided and all fees and payments made, if required.
6. If no performance guarantees are necessary the Site Plan Report will be

forwarded to the applicant, appropriate municipal authority and County Department of Public Works.

7. The final action of approval or disapproval of the site plan shall be taken at the first regular meeting of the County Planning Board if all necessary documentation has been received five working days in advance of the meeting. A letter indicating the final action of the County Planning Board shall be forwarded to the applicant and appropriate municipal authority. A copy of the approved site plan will be forwarded to the County Department of Public Works to be used when providing the necessary inspections. The County Planning Board approved site plan shall act as, and in place of, the Permit for Entrance to a County Road issued by the County Supervisor of Roads, County Road Division, County Department of Public Works.
8. The appropriate municipal authority shall defer final action applied for until receipt of the final report from the County Planning Board.

C. Other Regulations

1. In instances where performance guarantees are required, the County Department of Public Works will provide the necessary inspection of the work and will prepare a report when the work has been satisfactorily completed. The report will authorize the release of any performance guarantees held by the County.
2. The applicant for site plan approval of his agents shall assume full liability during construction and until the release of his performance guarantee for any improvements required by the County Planning Board.
3. Any additional County permits or approvals that may be required shall be obtained from the appropriate County agencies.
4. Any site plan approved by the County Planning Board under the terms of this resolution shall be valid for the same period of time as the local site plan approval or building permit.
5. Failure to comply with any of the County requirements for site plan approval subsequent to the receipt of a building permit shall be grounds for:
 - a. The revocation by the County Planning Board of its approval of the site plan and access to any County Road;
 - b. Forfeiture of any performance bond or other payment guarantee required by the County to cover the costs of improvements specified in that portion of the site plan over which the County has control;
 - c. Appropriate court action initiated by the County Planning Board.
6. A written notice of noncompliance by the County Planning Board shall be forwarded, by certified mail, to the appropriate municipal authority and applicant, requesting compliance with the conditions of site plan approval.
7. In cases where site development plan that fall under the County Planning Board's jurisdiction, as specified in this Resolution, have not been submitted to the County Planning Board for review and approval prior to the issuance

of a municipal building permit, the developer shall suspend all construction activity upon receipt of notice of non-compliance from the County Planning Board. The developer shall then submit the required site plans and applications for the review and approval by the County Planning Board. A late application fee of \$125 shall accompany the required applications and site plans. In cases where improvements to the site have been made that do not comply to the standards in this resolution the developer or owner will be held legally responsible for the rectification of the non-compliance at his own expense.

III. SITE PLAN DETAILS

A. General

Any site plan presented to the County Planning Board shall be drawn at a scale not smaller than one inch equals fifty feet and not larger than one inch equals ten feet, except that plans for land developments that will occupy sites of more than forty acres may be drawn in accordance with the following table:

<u>Area</u>	<u>Scale</u>
40 to 150 acres	1"=100'
150 acres or more	1"=200'

B. Details

Any site plan shall include and show the following information:

1. A key map showing the entire site development and its relationship to the surrounding area.
2. The name of the development, the municipal tax sheet, block and lot number, date, north arrow and scale.
3. The name and address of the applicant and the owner, and the name, address and title of the person preparing the plan, maps and accompanying data.
4. Acreage of site to be developed to the nearest tenth of an acre.
5. The zoned district in which the site is located.
6. The location of existing property lines, building set back lines, buildings and structures with an indication of whether the existing structure will be retained or removed.
7. All existing and proposed streets or roads within or abutting the proposed site development with the right-of-way widths clearly indicated.
8. Profiles and cross-sections of existing and proposed streets and highways abutting the site development where necessary to describe the proposed development. The typical cross-section of streets shall clearly indicate the type and width of pavement and location of curb, sidewalks and shade tree planting area. At intersection with County roads, radii of proposed curblines shall be clearly indicated.

9. Contours, existing and proposed, shall be shown at two (2) foot intervals for all slopes of a 10% grade or less, five (5) foot intervals may be used for all slopes greater than a 10% grade. All contour lines shall be referenced to the "New Jersey Geodetic Control Survey Datum." Contours need not be shown for sites of less than one acre.
10. The location of all existing and proposed curbs, sidewalks, driveways, parking areas and loading areas on the site in question and within 100 feet of said site when they relate directly to the proposed development. The total number of parking spaces shall be noted.
11. The location, size and type of all existing and proposed rights-of-way, easements and other encumbrances which may affect the site in question, and the location, and descriptions of any lands to be dedicated to a municipality or to the County.
12. Any contiguous lots owned by the applicant or in which the applicant has a direct or indirect interest shall be shown.
13. All existing water courses shall be shown and accompanied by the following information or data:
 - a. When a brook or stream is proposed for alteration, improvement or relocation or when a drainage structure is proposed on a water course, evidence of submission of the proposed change to the New Jersey Division of Water Policy and Supply shall accompany the site plan.
 - b. Cross-sections of water courses at an appropriate scale showing extent of flood plain, (if defined), top of bank, normal water level and bottom elevations at the following locations:
 - 1.) At any point where a water course crosses a boundary of the site development.
 - 2.) At 50 foot intervals for a distance of 300 feet upstream and 300 feet downstream of any proposed culvert or bridge.
 - 3.) At a point 10 feet upstream and downstream of any point of juncture of two or more water courses.
 - 4.) At a maximum of 500 foot intervals along all water courses which run through or within 50 feet of the site.
 - c. When ditches, streams, brooks, or water courses are to be altered, improved or relocated the method of stabilizing slope, measures to control erosion and siltation, and typical ditch sections and profiles shall be shown on the plan or accompany it.
 - d. The boundaries of all flood plains in or within 50 feet of the site (if defined).
 - e. Profile of stream bed extending two hundred (200) feet upstream to two hundred (200) feet downstream from the site.

14. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the site development which drains to the structure.
15. The location and extent of drainage and conservation easements and stream encroachment lines. The extent of the easement and encroachment lines shall be determined in conformance to accepted engineering standards.
16. The location, extent and water level elevation of all existing or proposed lakes or ponds in or within 50 feet of the site.
17. Plans and computations for any storm drainage systems including the following:
 - a. All existing or proposed storm sewer lines affecting the site showing size and profile of the line, direction of flow and the location of each inlet, manhole, and other appurtenance along with appropriate invert elevations and other elevations where required.
 - b. The location and extent of any proposed dry wells, ground water recharge basins, retention basins or other water conservation devices.
18. Plans showing existing and proposed sanitary sewerage facilities serving the site including the following:
 - a. Location, size and slope of all sanitary sewer lines, pumping stations, and connections to existing facilities.
 - b. Location of existing and proposed septic fields.
19. Identification of lands to be dedicated or reserved for public use.
20. The location of any other underground utility and the easements to accommodate them shall be clearly indicated on the plan.
21. Space shall be provided for the approval signature of the County Planning Board.

IV. DESIGN STANDARDS

A. General

The design of any site development shall conform to the proposals and standards contained in the adopted County Master Plan or Official Map for the County Roads and Drainage Facilities and the standards and requirements contained in this resolution.

B. Right-of-Way Requirements

1. The Right-of-way requirements for existing and proposed County roads shall conform with the standards contained in the adopted County Master Plan or Official Map.
2. Site developments abutting existing County roads that do not conform to widths as shown on the adopted County Master Plan or Official Map shall dedicate one-half (1/2) of the required extra width measured from the

existing center line of the right-of-way. Where existing County drainage structures are involved, they shall be widened to conform with the required right-of-way width. The dedication of the additional road right-of-way shall be conveyed to the County in a form satisfactory to the County Counsel.

3. Where by reason of special or unusual conditions or to conform to the adopted Master Plan or Official Map, said total additional right-of-way is to be secured from only one side of an existing road, not more than one half (1/2) of the additional right-of-way may be required to be dedicated. The remaining area proposed for right-of-way shall be reserved for future acquisition and all building setbacks shall be measured from the limits of the reserved area.

C. Road Intersections

1. When the proposed site development abuts the intersection of two County roads, the County road right-of-way requirement shall be increased by an additional ten (10) feet from center line of both roads for a distance not to exceed two hundred and fifty (250) feet from the intersection of the center lines.
2. New streets or roads intersecting a County road shall be at right angles wherever possible. Intersections of less than sixty (60) degrees (measured at the intersecting center lines of the two streets) shall not be permitted.
3. The minimum practical grades shall be maintained on streets connecting with County roads.
4. The radii of curbs at intersections where either road or both roads are in the County Road System shall be set at 30 feet unless otherwise established by the County Engineer.
5. The right-of-way lines at intersections where either road or both roads are in the County Road System shall be placed no less than ten (10) feet from the curb line.

D. Driveways

1. Number of Driveways

The number of driveways provided from a sit directly to any one County road shall be designed to accommodate adequately the type and volume of vehicular traffic to be generated by the developed site. The following table indicates the number of recommended driveways by site frontage:

<u>Length of Site Frontage</u>	<u>Recommended Number of Driveways</u>
Less than 100 feet	1
100 to 800 feet	2
More than 800 feet	to be specified by the County Planning Board upon receipt of recommendation of the County Engineer and the County Division of Traffic

2. Location of Driveways

- a. All entrance and exit driveways to a County road shall be located to afford maximum safety to traffic on the County road.
- b. Any exit driveway or driveway lane shall be so designed in profile and grading and shall be so located to permit wherever possible the following recommended minimum sight distance measured in each direction along the County road; the measurement shall be from the drivers position of a vehicle standing on that portion of the exit driveway that is immediately contiguous to the traveled way or shoulder of the County road:

Allowable Speed on <u>County Road</u>	Sight Distance <u>in Feet</u>
25 MPH	175
30 "	250
35 "	325
40 "	400
45 "	450
50 "	500

Source: Traffic Division, County Department of Public Works

- c. Where a site occupies a corner of two intersecting roads, no driveway entrance or exit shall be located within 20 feet of the point where the curb return of the street intersection and curb line meet.
- d. No part of any driveway should be located within 10 feet of a side property line, however, a driveway serving two or more adjacent sites to be located on or within 10 feet of a side property line between the adjacent site may be permitted. This provision shall not apply if in conflict with any municipal zoning ordinance.
- e. No entrance or exit driveway shall be located on the following portions of a County road: on a rotary or traffic circle; on a ramp of an interchange; or within 20 feet of the beginning of any ramp or other portion of an interchange.
- f. Where two or more driveways connect a single site to any one County road, a minimum clear distance of 50 feet measured along the right-of-way shall separate the closest edges of any two such driveways.
- g. In addition, if the site is abutting a County road for which a Traffic Control Plan has been adopted, the County Planning Board may specify that driveways or other site plan features incorporated in a site plan for which plan approval is ought, shall conform in location and design to the provisions of the adopted Traffic Control Plan. To differ from the adopted Traffic Control Plan, approval of the appropriate State agency is required.

3. Driveway Angle

- a. Driveways shall intersect the County road at a horizontal angle as near to 90 degrees as site conditions will permit and in no case shall be less than 60 degrees unless acceleration and deceleration lanes are provided.
- b. In all cases the angle of intersection of driveways with the County road shall conform to the requirements established by the Traffic Division and the County Engineer.

4. Curblin Opening and Aprons

The dimensions of curblin openings, aprons and driveways shall be designed to adequately accommodate the volume and type of vehicles anticipated to be generated by the site development.

E. Acceleration And Deceleration Lanes

1. *A 13-foot wide and 300-foot long acceleration lane and a 200-foot long deceleration lane shall be provided wherever possible in order to accommodate safely and efficiently the traffic generated by a site designed to serve:
 - a. A residential use that requires or provides 200 or more parking spaces.

* The width is measured from the outside edge of the traveled way of the County road and the length is measured from the centerline of the new driveway.

- b. A business or commercial use that occupies a site of more than 4 acres of land.
 - c. An industrial, manufacturing or warehousing use that occupies a site of more than 15 acres of land.
 - d. A combination of uses on the same site for which a total of 200 or more parking spaces is required or provided.
2. In instances where the site has insufficient frontage along the County road to accommodate the required length of the deceleration lane or the acceleration lane, the lane that cannot be accommodated may be replaced with a separate right turn ramp. The acceleration and deceleration lanes or ramps shall be designed and installed in accordance with the construction specifications and approvals of the County Engineer.

F. Special Turn Lanes

1. The construction of and/or the conveyance of land to the County for left turn lanes, jughandles, and overpasses may be required by the County Planning Board, with the approval of the County Engineer, under one or more the following circumstances:
 - a. Where a Master Plan, Official map, or "Traffic Control Plan" for a particular location or Countywide area exists which shows the proposed location of jughandles and/or overpasses.

- b. Where a development is proposed that provides 200 or more parking spaces on the site, or
- c. Where in the interest of safety such special turning lanes are clearly necessary and are recommended by the County Engineer.

G. Curbing

- 1. Each land development requiring County site plan approval shall install curbs along the entire property frontage of the County road in accordance with the standards and specifications set forth by the County Engineer.
- 2. Alignment and Grade
The alignment and grade of curbing is to be determined by that established or existing in the area and subject to the approval of the County Engineer.
- 3. Curbing at Driveway Openings
 - a. Where a proposed driveway is to serve any land development providing 50 or more parking spaces, curbing need not be carried across the driveway opening as a depressed curb: rather it may be swept back as curb returns as in the case of a street intersection if acceptable to municipal authorities.
 - b. If the driveway serves a facility having less than 50 parking spaces, a depressed curb driveway shall be used.

H. Shoulder Paving

Each land development requiring County site plan approval shall install paving on the area between the edge of existing pavement and curbing along the entire property frontage of the County road in accordance with standards and specifications as set forth by the County Engineer.

I. Sidewalks

Each land development requiring County site plan approval shall provide a sidewalk within the County road right-of-way if such is required by any zoning, subdivision, site plan or other ordinance of the municipality to which the land development is to be located. Where no local ordinance requires a sidewalk, the County Planning Board may require the installation of a sidewalk in the County right-of-way in order to protect pedestrian traffic while facilitating the movement of vehicular traffic.

J. Right-of-Way Encroachment

No part of the County road right-of-way may be used in the conducting of private business. The County road right-of-way is to be kept clear of buildings, sales or merchandise displays, shrubbery and trees, vehicular parking areas, servicing of vehicles, service equipment and/or appurtenances thereto.

K. Signs

- 1. Directional, Regulatory, and Advisory Signs -- To facilitate the safe and efficient movement of traffic into and out of a site, the County Planning Board may as a condition of the site plan approval require the installation of

specified directional, regulatory or advisory signs or pavement markings at designated locations on the site or the County right-of-way. Such signs shall be of a size, color and design as required by the Division of Traffic of the County Department of Public Works, and in conformance with the current "Manual on Uniform Traffic Control Devices."

2. Advertising Signs

No advertising sign, device or marking shall be erected on or overhang a County right-of-way. Advertising signs which revolve, move, flash, or give the illusion of movement should be limited to areas where they would not create a traffic safety problem.

L. Off Street Parking and Loading Areas

1. Off Street Parking

Each land development subject to County site plan approval shall provide on its lot the number of off-street parking spaces required by any zoning, subdivision, site plan or other ordinance of the municipality in which the land development is to be located. However, in the absence of local off-street parking requirements applicable to the site, the standards specified below shall be applied:

a.

<u>LAND USE</u>	<u>PARKING SPACES</u>
Residential	2 spaces per unit
Retail General	6 spaces per 1,000 sq. ft. of G.L.A.
Shopping Centers	
Neighborhood	7 spaces per 1,000 sq. ft. of G.L.A.
Community	6 spaces per 1,000 sq. ft. of G.L.A.
Regional	5 spaces per 1,000 sq. ft. of G.L.A.
Industrial	1 space per employee (2 largest shifts) or 1 space per 1,000 sq. ft. of G.L.A. whichever is greater
Office	4 spaces per 1,000 sq. ft. of G.L.A.
Medical Office	1 space per 150 sq. ft. of G.L.A. minimum of 7 spaces per doctor
Restaurant	1 space for every 2 seats
Motel-Motor Hotel	1 space per rental unit plus 1 space per employee.

Note: G.L.A.=gross leasable area. If this data is not available use 80% of gross floor area.

Source: The Community Builder's Handbook Urban Land Institute - 1986 Ed.

- b. Off-street parking areas shall be designed to prevent the maneuvering of vehicles within any portion of an entrance driveway or driveway land that is within 20 feet of the right-of-way line of the County road.
- c. Off-street parking areas shall be so designed as to permit all vehicles to turn around on the site in order to avoid the necessity of backing any vehicle on to the County road from such site.
- d. No required off-street parking space including adjacent parking access lanes or maneuvering space shall be located within the existing or proposed right-of-way of the County road.
- e. Off-street parking areas shall be so designed as to provide parking spaces for handicapped persons in all parking facilities coming within this section and shall be inclusive of those parking spaces required under Article IV (L) (1) (a).

In accordance with this requirement the applicant shall provide for the physically handicapped, a minimum of one percent of the total number of parking spaces but not less than two such spaces, said spaces to be situated most proximate to the building or facility served; each space shall be identified with a clearly visible sign denoting "Reserved for Physically-Handicapped Drivers"; each space shall be 12 feet wide and provide level pavement on each side of said space; where possible said spaces shall be located so that persons utilizing same shall not be compelled to wheel or walk behind parked cars; and where applicable curb ramps shall be provided from parking area to sidewalk.

2. Off-Street Loading Areas

Each land development subject to County site plan approval shall provide on its lot the number of off-street truck loading or unloading spaces required by any zoning, subdivision, site plan or other ordinance of the municipality in which the land development is to be located. However, in the absence of local off street truck load requirements applicable to the site, the standards specified below shall be applied:

- a. No part of any off-street truck loading or unloading space shall be located within the right-of-way of the County road including the sidewalk area.
- b. Off-street truck loading and unloading spaces shall be located and designed to permit any truck to maneuver from a driveway into and out of such space without encroaching upon any portion of a County road right-of-way.

M. Drainage

- 1. Each site plan submitted to the County Planning Board shall be reviewed by the County Engineer to establish requirements to prevent an adverse drainage condition relating to a County road or County drainage facility.

- a. Drainage System on County Roads
 - 1.) Adequate drainage facilities relating to County roads shall be required when a site development would create an adverse drainage condition as a result of the construction of the development.
 - 2.) The drainage system shall be designed in conformance to accepted engineering standards. In order to facilitate the review of the proposed drainage system the design calculations shall accompany the site plan. Drainage systems under the control of the municipality shall be designed in accordance with municipal standards.
- b. Layout of Storm Sewer Systems
 - 1.) Inlet spacings shall not exceed five hundred (500) feet or a design inlet flow of 6.0 cfs, whichever conditions shall be more stringent. Access manholes shall be spaced at five hundred (500) feet intervals (maximum) through rights-of-way and at sewer junctions where there are no catch basins.
 - 2.) "Dish" street intersections are not permissible. Sufficient catch basins shall be installed at street intersections and at low points in the street grade to avoid gutter over-flow.
 - 3.) Pipe used shall be circular reinforced concrete pipe (minimum size 18 inches) Class III Wall B or its hydraulic equivalent unless otherwise directed by County Engineer and laid with not less than two (2) feet depth of cover over top of pipe wherever possible.
 - 4.) Catch basins and manholes shall be constructed in accord with New Jersey Standard Specifications for Road and Bridge Construction, 1961 Edition, as amended. Casting curb head height shall conform to New Jersey State Standards.
 - 5.) Ends of pipe starting or terminating in an open ditch shall have suitable headwalls which may include wingwalls, half end walls, aprons, rip-rap etc.
- c. New Culverts and Bridges
 - 1.) The County may assume responsibility for the future maintenance of culverts or bridges on new public roads within developments when approved by the County before construction, subject to the following conditions:
 - a.) The drainage basin upstream of proposed bridge or culvert exceed one half (1/2) square mile (320 acres) in area.
 - b.) Application has been made and a permit issued by the New jersey Division of Water Policy and Supply for the

proposed structure.

- c.) The structure is designed to carry A.A.S.H.O. H20-44 loading.
 - d.) Deck width of culverts and bridges shall be the full width of the road right-of-way.
 - e.) Plans and specifications of proposed structure be submitted to and receive approval of the County Engineer.
 - f.) Notification of commencement of construction so that periodic inspections can be made by the County.
 - g.) Final inspection by County Engineer and certification by Municipal Engineer that the construction is in accord with the approved plans and specifications, as approved by the County Engineer.
- d. Widening of Existing County Bridges and Culverts in Connection with Site Plans
- 1.) Where developer's road frontage includes both sides of stream and the existing structure has adequate waterway area and is not scheduled for early replacement by reason of structural inadequacy, the developer shall widen culverts and bridges to the full width of proposed right-of-way. Plans for proposed work shall have the approval of the New Jersey Division of Water Policy and Supply and the County Engineer. The County Engineer upon approving plans will set the amount of bond to be posted to guarantee the satisfactory completion of the work. A cash payment in lieu of actual construction may be made. The amount of such cash payment shall be determined by the County Engineer using current competitive bid prices for the units involved.
 - 2.) Prior to commencement of construction, the developer will be required to obtain a permit from the Bergen County Engineer. All requirements of the permit will prevail except that no additional posting of bond will be required.
 - 3.) Where the developer's road frontage include both sides of a stream and the existing structure is scheduled for early replacement, the developer shall make a cash payment sufficient to cover his pro-rata share of the improvement. The amount of such cash payment shall be determined by the County Engineer using current competitive bid prices for the units involved.
 - 4.) In cases where developer's road frontage includes only one side of a stream, the developer shall make a cash payment sufficient to cover his pro-rata share of the cost of the

improvement. This cost will be determined by the County Engineer using current competitive bid prices for the units involved.

e. Bridges and Culverts Downstream of Project

- 1.) All projects above an existing County Bridge or culvert will be considered to directly increase the hydraulic requirements of these structures.
- 2.) When the County Planning Board finds that a project would create an adverse drainage condition to a County drainage facility, the developer will be required to pay a proportion of the cost of correcting the condition.
- 3.) The proportion of the cost of such facilities to be paid by a developer whose proposed site development would drain into such a facility will be equal to the proportion that the acreage of the proposed site development bears to the acreage of the entire drainage area above such facility.

N. Miscellaneous

1. If any section, subsection, paragraph, clause, phrase or provision of this resolution shall be adjudged invalid or held unconstitutional, such adjudication shall not affect the validity of this resolution as a whole or any part or provisions hereof other than the part so adjudged to be invalid or unconstitutional.
2. The County Planning Board may, in special cases, where due to size, shape or other peculiar or unusual circumstances concerning the proposed site which makes adherence to the standard(s) contained in this resolution impossible or creates an extreme hardship, waive strict adherence to said standard.
3. In cases where a County road is scheduled for improvement under the Capital Improvement Budget and the improvement will result in a change in alignment or profile of the road which would destroy the improvements undertaken in connection with a site development, the developer may contribute monies in lieu of all or part of the improvements required under this resolution. The payments shall be calculated by the County Engineer.
4. Repeal of Conflicting Resolutions
All resolutions or parts of resolutions which are inconsistent with the provisions of this resolution are hereby repealed to the extent of such inconsistency.

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