

CITY OF SOMERS POINT DEVELOPMENT REGULATIONS

§ 114-143 Submission of application for preliminary approval.

- A. The applicant will submit 10 copies of the site plan, clearly drawn and accurately reproduced at a scale of one inch equals 50 feet, to the Secretary of the appropriate Board. All maps, plats and sketch plats required to be submitted by this chapter shall conform to one of the following size configurations: 15 by 21 inches, 24 by 36 inches or 30 by 42 inches. A copy of the plan shall also be sent to the Atlantic County Planning Board for review, comment and, where appropriate, approval.

- B. The plan will be drawn by a New Jersey licensed professional engineer and shall include the following information:
 - 1. Key map showing the parcel to be developed in relationship to the surrounding area and all intersections and waterways within 300 feet.
 - 2. Title of project, North point, scale, name and address of owner of record, name and seal of person preparing the site plan.
 - 3. All lot lines, block and lot numbers and owners of record within 200 feet of the site in all directions.
 - 4. All existing zoning boundaries located on or within 200 feet of the subject property.
 - 5. Boundaries of the property involved, proposed building setback lines, lines of existing and proposed streets, existing and proposed lot lines.
 - 6. All existing and proposed structures and topography with two-foot intervals.
 - 7. Location and height of existing and proposed walls, fences, signs, culverts and bridges.
 - 8. Proposed elevations for buildings. (Architecture Plans)
 - 9. Street profiles and cross sections indicating roadway width, location and width of sidewalks, location and width of utility easements.
 - 10. Location of all proposed sewer and water lines, valves, manholes and hydrants.
 - 11. A soil erosion and sedimentation control plan pursuant to the requirements of N.J.S.A. 4:24-39 et seq.

- 12. Proposed reservations for parks, playgrounds, common open space and all easements.
- 13. Location of all existing and proposed storm drainage pipes and watercourses, with pipe sizes, grades and direction of flow.
- 14. Tabulation of total acreage and percentage devoted to streets, parking and common open space.
- 15. Location, design and ingress/egress of all proposed parking areas, including bay size and size of internal aisles.
- 16. Proposed screening, landscaping and lighting.
- 17. Proposed pedestrian walkways.
- 18. An environmental impact statement, as required within various districts, if applicable. In addition to the requirements listed within each district, the impact statement shall include the following information:
 - a. An inventory of existing environmental conditions at the project site and the adjacent region which shall describe air quality, water quality and supply, hydrology, soils, topography, vegetation, wildlife, aquatic organisms, demography, land use, aesthetics, history and archaeology.
 - b. A listing of all licenses, permits or other approvals as required by law and the status of each.
 - c. An assessment of the probable impact of the project upon the topics described in Subsection B (18) (a) above.
 - d. A listing of adverse environmental impacts which cannot be avoided, both at the site and in the surrounding region.
 - e. Steps taken to minimize adverse impacts during construction and operation.
 - f. Alternatives to all or part of the project with reasons for their acceptability or non-acceptability.
- 19. An open space organization, as required within various districts. Open space shall be deeded to a corporation, association or other legal entity consisting of one or more of the property owners within the district for their use, control, management and maintenance. Any agreement providing for such ownership shall be reviewed and approved by the City Attorney to ensure that adequate safeguards are provided guaranteeing the continuance of the agreement. The agreement shall give the city the right to perform maintenance and assess the cost to the property owners in the event

that the property owners fail to maintain the property in accordance with the agreement. All provisions of N.J.S.A. 40:55D-43 of the Municipal Land Use Law shall govern the establishment of the open space organization.

20. A solid waste/recycling plan. A solid waste/recycling plan in accordance with N.J.S.A. 40:55D-28 shall be required for any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multifamily residential housing and commercial or industrial development proposals for the utilization of 1,000 square feet or more of land. The solid waste/recycling plan shall address the following regarding:
[Added 7-9-1992 by Ord. No. 20-1992]
- a. What materials will be collected?
 - b. Where materials will be stored.
 - c. Where materials will be picked up.
 - d. Who will pick up materials?
 - e. How often the materials will be picked up.
 - f. How much material will be generated?
 - g. How much storage area is required for each material?
21. A traffic impact report.
[Added 7-9-1992 by Ord. No. 20-1992]
- a. A traffic impact report shall accompany all applications for preliminary approval of all major site plan applications. The traffic impact report shall include the following:
 - 1. Information sufficient to demonstrate that satisfactory arrangements will be added to facilitate traffic movement on the roads adjoining the development. These arrangements may include provision for necessary signalization, channelization, standby turn lanes, added highway width, adequate warning signs and adequate storage area and distribution facilities within the development to prevent backup of vehicles on public streets.
 - 2. Traffic volume developed from trip generating forecasts in accordance with standards contained in Trip Generation: An Informational Report, published by the Institute of Transportation Engineers, or other reliable reference sources.
 - 3. Traffic accidents, including the number of accidents which occurred at or adjacent to the site within the last three years.

- 4. Geometrics of the roadway, including the configuration of any adjacent intersection and the adjacent roadway approaches.
- 5. Roadway conditions, including the physical condition of the roadways leading to the site.
- 6. Development potential of the surrounding area based upon a reasonable number of years into the future.
- 7. Improvements based upon road classifications.
- 8. Measures to correct existing road conditions.
- 9. Estimated pro rata contributions of funds for on- and off-tract improvements and/or rights-of-way.
 - b. Where applicable, the analysis should also include the impact of development of vacant land in adjacent municipalities where such development will impact on the circulation system affecting the proposed development site.
 - c. Notwithstanding the foregoing, the reviewing board may, at the request of the applicant, waive the requirement for a traffic impact report if sufficient evidence is submitted to support a conclusion that the proposed development will have a slight or negligible traffic impact. Portions of such requirement may likewise be waived upon finding that the complete report need not be prepared in order to evaluate adequately the traffic impact of a particular project.
- 22. A landscape plan.
[Added 7-9-1992 by Ord. No. 20-1992]
 - a. A landscape plan prepared by a New Jersey licensed and certified landscape architect or New Jersey licensed architect shall be provided so preliminary approval of all major site plan applications shall be provided. Landscaping shall be integrated into building arrangement, 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 and aesthetic manner.
 - b. Regulations.
 - 1. Natural topography and vegetation. The applicant shall use natural topography and vegetation where possible. Large parking areas are not to be stripped of vegetation without requiring reseeding or replanting of all unpaved areas.
 - 2. Saving of trees. Every attempt shall be made by the applicant to save existing trees, even at the loss of parking spaces. Clumps of trees should be saved over single trees.

Care should be taken by the municipal agency to properly evaluate the site-clearing proposals, recognizing that wild trees often do not survive when their habitat is drastically altered. Where loss of trees is suggested, replacement should be required.

- 3. Slopes. Slopes in excess of 3:1 shall be avoided unless necessitated by unusual site limitations. All slopes shall be stabilized in a manner acceptable to the municipal agency engineer.
- 4. Parking areas in front of buildings. Parking lots located in front of buildings shall be landscaped to separate them from adjacent roadways.
- 5. Screen areas and buffers. Tall dense screens are required along non-penetrable sidelines, rear property lines and where commercial or industrial parking areas abut residences or residential zones. Evergreens, such as, but not limited to, White pine, Austrian pine, Canadian hemlock, Serbian spruce, Arborvitae and upright yews may be used, provided that they meet specified height requirements.
- 6. Driveways. The areas adjacent to the driveways shall be planted with low plants or grass. Appropriate low plants include, but are not limited to, butterfly bush, Sargent juniper, inkberry, Japanese barberry or shrubby Cinquefoil.
- 7. Other required landscaped areas. Where a development plan indicates raised walkways between opposing rows of cars, areas at the end of bays or, where proposed or required by the municipal agency, specific planting islands are indicated, these areas shall be landscaped. Planting strips may be as narrow as five feet, with a width of 15 to 20 feet most desirable. All should be raised and protected by permanent concrete curbing.
- 8. The applicant shall landscape 5% to 10% of the parking areas provided.
- 9. Natural setting. In proposing a landscaping plan, an applicant shall take care and the municipal agency, in reviewing, shall require that prevailing community standards be preserved. Recognizing that a major community asset lies in the preservation of the natural condition of property, all efforts in the area of landscaping shall be exercised to provide consistent landscaping proposals with existing foliage.

§ 114-56.D All motel uses within this district shall be required to submit an impact statement as part of the site plan review process. The statement will include information called for in Article **XXII**, § **114-143B (18)**, and additionally shall include the following for all uses:

- 1. A general lighting and graphics program.
- 2. Fire protection, police and other security systems.
- 3. A circulation and off-street parking plan.

- 4. A solid waste management and disposal plan, including provisions for all wastes resulting from on-site uses.
- 5. A landscaping and preservation plan, including existing natural features.
- 6. An off-tract traffic survey showing the impact of the proposed facility on existing roadways.
- 7. An energy conservation program for operation.

§ 114-218 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 article, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at Subsection 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 article.
 - 3. The applicant shall submit five copies of the materials listed in the checklist for site development stormwater plans in accordance with Subsection C of this article.
- 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 of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this article.
- 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 one inch equals 200 feet or greater, showing one-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 One waters; wetlands and floodplains along with their appropriate buffer strips; marshlands and other wetlands; pervious or vegetative surfaces; existing man-made structures; roads; bearings and distances of property lines; and significant natural and man-made 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 groundwater 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 § § 114-212 through 114-215 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 of 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.
- 6. Calculations.
 - a. Comprehensive hydrologic and hydraulic design calculations for the predevelopment and post development conditions for the design storms specified in § 114-213 of this article.
 - b. When the proposed stormwater management control measures (e.g., infiltration basins) depend on the hydrologic properties of soils, then a soils report shall be submitted. The soils report shall be based on on-site 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 soils 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 § 114-219.
- 8. Waiver from submission requirements. The municipal official or board reviewing an application under this article may, in consultation with the Municipal Engineer, waive submission of any of the requirements in § 114-218C(1) through C(6) of this article 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.

§ 114-219.B Maintenance and repair.

- 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.