

The
LAND DEVELOPMENT STANDARDS
Of
HUNTERDON COUNTY
NEW JERSEY

Adopted by the
HUNTERDON COUNTY
BOARD OF CHOSEN FREEHOLDERS

Adopted May 9, 2000
Effective Date May 29, 2000

SUPERSEDES
LAND DEVELOPMENT STANDARDS

Adopted April 22, 1980
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SECTION 100

Title, Purpose and Approving Agency

100. TITLE, PURPOSE AND APPROVING AGENCY

101. Short Title

This Resolution shall be known and may be cited as the *Land Development Standards of Hunterdon County, New Jersey*.

102. Purpose

The purpose of this Resolution is to provide procedures, rules, regulations and standards for review and approval of land subdivisions and of site plans where required, pursuant to the County Planning Act, N.J.S.A. 40:27-1 et seq, as supplemented by Laws of 1968, Chapter 285, as amended.

103. Approving Agency

The provisions of this Resolution shall be administered by the Planning Board of the County of Hunterdon. The Board may, by Resolution, vest its power to review and approve development plans with the Director of County Planning and a committee of members of the County Planning Board which shall include the County Engineer, pursuant to the County Planning Act.

SECTION 200

Definitions

200.

DEFINITIONS

For the purposes of this Resolution, unless the context clearly requires otherwise:

201. **AASHTO** - American Association of State and Highway Transportation Officials.
202. **Acceleration Lane** - An auxiliary speed-change lane of a road for use by vehicles entering the adjacent traveled way of the road.
203. **Adverse Drainage Condition** - The absence or presence of drainage facilities or drainage easements in a drainage way leading to, along, or through a County road or County drainage structure, either within or exterior to a proposed development including facilities of such location, size, design, construction, or condition which will not provide adequately for storm drainage; or which will cause either flooding, erosion, silting or other damaging effects to a County road or County drainage facility; or threatens to damage property as a result of storm drainage from, along or through a County road or County drainage facility.
204. **Agricultural Purposes** - Farming and related pursuits not including the erection, alteration, enlargement, occupancy or use of any building designed for or suitable for residential occupancy except as related to the agricultural enterprise.
205. **Applicant** - The owner or any other person acting with the written approval of the owner who initiates proceedings for site plan or subdivision review pursuant to this Resolution.
206. **Application Form** - The form provided by the County Planning Board to an applicant seeking site plan or subdivision review or approval.
207. **Auxiliary Lane** - The portion of the roadway adjoining the traveled way for parking, speed change, turning, storage for turning, weaving, low speed hill climbing, and other purposes supplemental to through traffic movement.
208. **Basement** - That portion of a building being partially or wholly underground having a clear interior floor to ceiling height of six feet or more.
209. **Board or County Planning Board** - The Hunterdon County Planning Board or the designated development review committee of the Board, as required by the context.

210. **Bridge** - A structure having a clear span of 20 feet or more designed to convey vehicles and/or pedestrians over a railroad, public right-of-way, watercourse, or other man-made or natural features.
211. **Building Permit** - A permit required by or pursuant to law to be obtained from the appropriate official in a municipality before a building or structure may be erected or altered.
212. **Cartway** - The actual road surface area from curb to curb, or edge of pavement to edge of pavement, which may include travel lanes and acceleration and deceleration lanes.
213. **Certificate of Occupancy** - A written certification by the appropriate official of a municipality before a building may be inhabited or used.
214. **Complete Application** - An application and all accompanying documents submitted for subdivision and/or site plan approval which meet the submission requirements of the appropriate sections of this Resolution.
215. **Construction Easement** - The temporary, assignable rights and restrictions required for purposes of road widening, drainage or sight distance improvements, or the modification of the existing grade, and expiring upon completion of construction. This may require excavation or clearing of land.
216. **County Drainage Facility** - Any structure or man-made system intended to control storm water drainage that is owned or maintained by the County.
217. **County Growth Management Plan or Master Plan** - A composite of the Growth Management or 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 the County Planning Act (Title 40, Chapter 27-2).
218. **County Road** - A public road for which the County of Hunterdon has an easement, is the owner in fee, or maintains the traveled way.
219. **Culvert** - A structure having a clear span of less than 20 feet designed to convey water under a road, pedestrian walk, driveway or railroad, and not incorporated in a closed drainage system.
220. **Curblin Opening** - The overall driveway opening dimension at the curblin (outer edge of shoulder), whether curbing exists or not, measured from the outer edges of the entrance radii.

221. **Curb Return** - Curbing along the curved or flared radius of a driveway opening which extends from a point tangent to the adjacent traveled lane, paved shoulder or deceleration lane (whichever is closest to the land development) to a point tangent to the driveway.
222. **Dedication** - An act permanently transmitting private property by deed to use for the public good.
223. **Deceleration Lane** - The auxiliary speed-change lane of a road for use by vehicles leaving the adjacent traveled way of the road.
224. **Detention Basin** - A man-made or natural water collector facility designed to collect surface runoff in order to attenuate its flow and to gradually release same into natural or man-made outlets.
225. **Development** - Any activity involving the subdivision of land or installation of a structure, or a change in the use of land, including, without limitation thereto, the construction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining, excavation of landfill, and any use or change in the use of any building or other structure, or of any land or extension of use of land, which requires review and approval under the provisions of this Resolution or the County Planning Act (Title 40, Chapters 27-6.2 & 27-6.6).
226. **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.
227. **Development Regulations** - The rules, regulations, and standards contained in this document which are not construction specifications.
228. **Development Review Committee (DRC)** - A committee of the Hunterdon County Planning Board consisting of at least three (3) members including the Planning Director which is vested with the power to review and approve subdivisions and site plans pursuant to the County Planning Act (Title 40, Chapter 27-6.8). The County Engineer, as a member of the Planning Board, may serve on the DRC.
229. **Drainage Watercourse** - Any 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 watercourses which have been artificially created, realigned or modified.

230. **Drainage Right-of-Way or Drainage Easement** - The assignable rights and restrictions to the land required for the installation and/or maintenance of storm water sewers, culverts, bridges, retention/detention, drainage ditches, swales or that which is required along a natural stream or watercourse for preserving the channel and providing for the flow therein, to safeguard the public against flood damage, sedimentation, erosion, or for similar or related storm drainage purposes.
231. **Driveway** - Any site access such as a lane, field entrance or privately owned road entering upon a County road.
232. **Driveway Permit** - The permit issued by the County Road Supervisor for the connection or modification of any driveway into any portion of the County road right-of-way.
233. **Easements for County Road/Bridge Purposes** - The assignable rights and restrictions given to the County for the purposes of installation of utilities, or for construction, reconstruction, widening, repairing, maintaining, or improving a County road; or, for the construction, reconstruction or alteration of facilities related to the safety, convenience or carrying capacity of the County road, including drainage facilities, traffic control devices, curbing and pedestrian walkways, or for purposes of maintaining a clear sight area.
234. **Final Plat** - A plat, map, chart, or a survey of lands drawn in accordance with the requirements of "The Map Filing Law" Chapter 141, P.L. 1960, for the purpose of filing same in the County Clerk's Office.
235. **Floodplain** - Consists of the floodway and the floodway fringe as defined by the NJDEP Stream Encroachment Regulations. The floodway shall mean the channel of the watercourse and those areas adjoining the channel which are reasonably required to carry and discharge the floodwater of any watercourse. Floodway fringe shall mean the area adjoining the floodway which has been or may hereafter be covered by floodwater.
236. **Functional Classification of Roads** - Designates the hierarchy within the County network, of the types and dimensions of roads or segments of roads according to traffic volumes and intra- or inter-County connections from which right-of-way requirements and access restrictions are determined. The road network with the classifications portrayed is found on the Official County Road Functional Classification Map.
237. **Gross Floor Area** - The aggregate of all proposed usable floor space built on the site including basement areas.

238. **Hunterdon County Drainage Resolution** - A Resolution adopted May 31, 1955 which is aimed at controlling drainage along County Roads. The text of the Resolution is reproduced in Appendix 1 of these Standards.
239. **Hunterdon County Driveway Resolution** - A Resolution adopted August 23, 1977 and revised April 8, 1980, which regulates the construction and modification of driveways along County Roads. The text of the Resolution is reproduced in Appendix 2 of these Standards.
240. **Impervious Surface** - A surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.
241. **Loading Area** - A yard or designated area, with passenger automobile parking prohibited, for the sole purpose of loading and unloading vehicles and the accompanying vehicle maneuvering area.
242. **Local Approval Authority** - The municipal officer or agency having approval powers for the municipality within which a development is located, or if there is no such office or agency, the municipal building inspector or other office having authority to issue a building permit.
243. **Lot** - A parcel or portion of land legally separated from other parcels or portions.
244. **Lot Line Adjustment** - The relocation of any lot line designating the extent or boundary of a lot provided that it does not create a new lot.
245. **Lots Abutting County Road** - Any lot or parcel of land for which approval is sought which adjoins or lies within any existing or specifically proposed County road shown in the adopted County Growth Management Plan or on the Official County Road Functional Classification Map.
246. **Lot Merger** - The consolidation of existing lots by deed or other recorded instrument.
247. **Maintenance Bond or Guarantee** - Any security that is acceptable to the County Counsel to assure the maintenance of required improvements installed by a developer for a period of two years after the completion and acceptance of such improvements or the release of the developer's performance guarantee with respect to such improvements.
248. **Major Subdivision** - Any subdivision not classified as a minor subdivision.
249. **Marginal Access Road** - An internal street running along the edge of a development, generally parallel to a public road, allowing for several lots to have access to the public road via a common access point.

250. **Minor Subdivision** - A subdivision of land creating 3 lots or less, including remaining lands and does not involve: (a) a planned unit development; (b) a new road; or (c) the extension of any off-tract improvements.
251. **New Building Lot** - Any lot being created by a subdivision upon which one or more principal buildings or structures could be erected under the provisions of the municipal zoning ordinance in the municipality in which said land is located.
252. **Official County Road Functional Classification Map** - The map, with changes and additions thereto, adopted and established by Resolution of the Board of Chosen Freeholders of the County pursuant to the County Planning Act (Title 40, Chapter 27-5).
253. **Off-Site Drainage Easement** - A legally recordable instrument granting to the developer or his successors in interest the right to discharge collected waters upon lands exterior to the site being developed.
254. **Off-Street Parking Area** - The area outside of the existing or proposed County road right-of-way which is used for the temporary or prolonged storage or standing of vehicles.
255. **Owner** - Any individual, firm, association, syndicate, co-partnership or corporation having sufficient proprietary interest in the land sought to be developed to commence and maintain proceedings to develop the same under a municipal subdivision or site plan ordinance and this Resolution.
256. **Performance Guarantee** - A security approved by the County Counsel which may be accepted in lieu of a requirement that certain improvements be made before the County Planning Board grants final approval to a development.
257. **Plans** - Synonymous with plat.
258. **Plat** - Refers to the prints of a development proposal. Synonymous with plans.
259. **Preliminary Plat** - The preliminary map indicating the proposed layout of the development showing or being accompanied by all of the information required under Preliminary Plat Submission and Review Requirements, Section 303 of this Resolution.
260. **Proposed Use** - Means either the construction of a new or expanded structure, or the conversion of a structure or land from one use category to another. This is to include conversions granted by use variance.

261. **Resubdivision** - The further division of any lot or lots within a subdivision previously approved and recorded according to law, including a lot line adjustment.
262. **Right-of-Way Line** - The outer edge of a County roadway property or easement separating said roadway property or easement from abutting properties of others.
263. **Road** - Any street, avenue, boulevard, road, lane parkway, 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 and including the land between the right-of-way lines, whether improved or unimproved, over which the public has a right to travel. It may be comprised of pavement, shoulders, gutters, curbs, sidewalks, parking areas and other improvements within the right-of-way lines.
264. **Road Opening Permit** - The permit issued by the County Engineer or an authorized agent pursuant to a resolution of the Board of Freeholders, dated November 9, 1971, approving the construction or reconstruction of curbs, gutters or any similar operation involving tearing up, opening, excavating or connecting into any portion of a County road right-of-way. A copy of said permit is reproduced in Appendix 3 of these standards.
265. **Sight Triangle or Sight Easement** - The assignable rights and restrictions to the area established at street or driveway intersections in accordance with the requirements of this Resolution, in which nothing shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of two feet and ten feet above the center line grade of either intersecting street. The County shall have the right of entry to remove any obstruction to vision within the sight easement area not conforming to the standards of this definition, following due notice to the property owner.
266. **Site Plan** - A development plan of an existing lot, plot, partition or a subdivided lot, the plan for which shows all the information required by and drawn to the specifications as contained in Site Plan Submission and Review Requirements, Section 306 of this Resolution.
267. **Sketch Plat** - The sketch map of a subdivision of sufficient accuracy to be used for the purpose of discussion and meeting the requirements for Sketch Plat Submission and Review Requirements, Section 302 of this Resolution and the local resolutions
268. **Street** - See Road.

269. **Structure** - A combination of materials (other than the natural state) to form a construction for occupancy, use or ornamentation whether installed on, above, or below the surface of a parcel of land, whether permanent or temporary.
270. **Subdivider** - Any individual, firm, association, syndicate, co-partnership, corporation, trust or any legal entity commencing the proceedings under the provisions of a municipal subdivision ordinance and this Resolution to effect a subdivision of land for him/herself or for others.
271. **Subdivision** - The division of a lot, tract, or parcel of land into two (2) or more lots, tracts, parcels or other divisions of land for sale or development. However, the following shall not be considered subdivisions within the meaning of this Resolution if no new streets are created:
1. Divisions of land for agricultural purposes where all resulting parcels are five (5) acres or larger in size;
 2. Divisions of land by testamentary or intestate provisions;
 3. Divisions of property upon court order, including but not limited to judgements of foreclosure;
 4. Consolidation of existing lots by deed or other recorded instrument;
 5. Conveyance of one or more adjoining lots, tracts or parcels of land, owned by the same person or persons.

Subdivision also includes resubdivision, and where appropriate to the context, relates to the process of subdividing or to the lands or territory divided.

272. **Traveled Way** - The portion of the roadway provided for the movement of vehicles, exclusive of shoulders and auxiliary lanes.
273. **Trucks** - Shall include but not be limited to dump trucks, tractor-trailers, bulldozers, backhoes or other construction vehicles, tow trucks, step vans, stakebody trucks and tank trucks. Trucks, three-quarter ton or less, pick-up trucks and vans are not to be considered trucks under this definition.
274. **Use** - The generalized land use category, e.g. residential, commercial, industrial, or vacant.
275. **Watercourse** - See Drainage Watercourse.

Words or terms not interpreted or defined by this section shall, if defined by the Municipal Land Use Law, have that meaning and, if not, shall be used with a meaning of common or standard utilization.

SECTION 300

Regulations and Procedures for Development Review

300. REGULATIONS AND PROCEDURES FOR DEVELOPMENT REVIEW

301. General Regulations

A. Subdivision of Land

All proposed subdivisions of land shall be submitted to the County Planning Board for review. Where proposed subdivisions affect an existing or proposed County road, or will affect existing or proposed County drainage facilities, approval by the County Planning Board is required in accordance with provisions of this Resolution. Subdivision of land applications include all sketch, preliminary and final plans as appropriate to major or minor subdivisions as defined by these Standards.

If the proposed subdivision includes one or more lots which were part of a minor subdivision approved within the five year period prior to the new application (either a resulting new lot or as the lands remaining), and the total number of lots exceeds the County's definition of a minor subdivision, the subdivision shall proceed as and be subject to the requirements for a major subdivision. This provision shall not apply to a subdivision involving only a change of lot lines and not resulting in the creation of any new lots.

B. Site Plans

All site plans for land development, modification to site facilities or change of use permits along County roads or affecting County drainage facilities shall be submitted to the County Planning Board for its review and approval. Site plans for land development not along a County road that include less than a combine total of one acre of existing and proposed impervious surfaces are exempt from County site plan review.

Site plan applications include those for any proposed land development including commercial, industrial, multi-family structures containing five or more units, any nonresidential land use requiring additional off-street parking area, any development causing an increase in storm water runoff in excess of standards set forth in this Resolution or any development causing an increase in traffic affecting County roads. Single family residential developments are excluded, by statute, from this requirement.

In accordance with the Municipal Land Use Law (N.J.S.A. 40:55-1 et seq.), municipal approval of a subdivision or site plan shall not be granted by the local approval authority unless said application is first approved, exempted or waived by the County Planning Board. However, approval by the municipal authority may be granted prior to action by the County if said approval is conditioned on an approval, exemption or waiver by the County Planning Board.

C. Development Review Committee

The Hunterdon County Planning Board has, by adoption of this Resolution, in accordance with the County Planning Act, N.J.S.A. 40:27-1 et seq., vested its power to review and approve subdivisions and site plans with a Development Review Committee (DRC).

D. Plan Review Administrative Procedures

For plan review, a County subdivision/site plan application form must be completed in its entirety with all information pertinent to the type of plan submitted. Incomplete applications will not be accepted for the review process. Instructions for completing the application are attached to the form.

In addition to the application, the following must be submitted, depending on the type of application:

Sketch Plats

Two (2) copies of the plans.

Major Preliminary Subdivision and Site Plans

Two (2) copies of the plans;

Two (2) copies of storm drainage calculations & drainage plans;

Two (2) copies of a traffic study in conformance with Section 500 of this Resolution.

Final Plats

Two (2) paper copies of the plats, a CADD drawing on 3.5" floppy or standard compact disc media plus any documents or fees that may have been stipulated during preliminary review.

Minor Subdivision

Two (2) copies of the plans.

The appropriate review fee, in the form of a check, payable to the County of Hunterdon, shall accompany the application. The review fee schedule can be found in Section 309 of this Resolution and is available from the Hunterdon County Planning Board Office.

E. Application Review Period, Extensions and Report

Applications for County review of subdivision and site plans shall be submitted to the Hunterdon County Planning Board accompanied by a letter of transmittal, unless the applicant is required by municipal ordinance, to submit plans and associated documents to the local approving authority for forwarding to the County.

Development applications submitted for County review must be submitted, and accepted for review, two weeks prior to the next scheduled Development Review Committee meeting. Applications will not be accepted if the applicable requirements outlined above are not fulfilled. The 30 day County review period will not begin until such time as the application has been determined complete.

An application for formal review shall not be determined complete for the purposes of commencing the applicable time period for action until all information required for submission and review as described in this Section has been provided to the County Planning Board. If the application is determined to be incomplete, a list of the required information shall be provided.

The Hunterdon County Planning Board shall act on an application and report on its action within 30 days of the application being determined complete, or within one 30 day extension mutually agreed to in writing by the County and the local approval authority, with the written consent of the applicant. If the County Planning Board fails to act within the 30 day review period, and there has not been an extension of time agreed to with the municipal approving authority and the applicant, the development application shall be deemed to have been approved.

The action taken by the County Planning Board on all subdivision applications and site plans shall be set forth in writing with a copy of the action to be forwarded to the local approval authority and the applicant. The report shall specify all conditions required for County approval and, if disapproved, all reasons for said disapproval.

F. Duration of Conditions of Approval

The conditions set forth by the County Planning Board in conditional approvals shall not be changed without the consent of the applicant for a period of two years. However, if the conditions have not been satisfied within this two year period the Planning Board may re-review the

application and change the conditions and, the County Engineer may recalculate the costs of bonded improvements and require the applicant to re-post the guarantee to reflect the recalculated costs.

G. Duration of Hunterdon County Planning Board Approval Actions

Based upon the County Planning Board's classification of minor and major subdivisions and site plans, the duration of Hunterdon County Planning Board unconditional approvals shall be in accordance with the Municipal Land Use Law.

H. No Changes After Approval

When approval is granted, no changes or alterations shall be made in any portion of the approved plan over which the County Planning Board has approval power without approval of said change by the County Planning Board.

In the event it becomes necessary to deviate from the approved plan due to site conditions which first appear during construction and which would affect a County road or a County drainage facility, the applicant shall notify and obtain the approval of the County Engineer before such deviation shall be made.

I. Disposition of Monies Deposited

Any and all monies received by the County Planning Board under terms or conditions of this Resolution shall be paid to the County Treasurer who shall maintain an account thereof. Such funds shall be used for County roads or drainage facilities for which they are deposited unless such projects are not initiated for a period of ten years from time of posting of such funds, at which time said funds shall be transferred to the General Fund of the County. Monies may also be collected to fund the review of professional consultants that may be required as per Section 310 of this Resolution.

J. Notification Prior to Developer Action

A developer shall not take any action which would affect County facilities prior to a pre-construction meeting and the submission of a written construction schedule to the Office of the County Engineer, and shall obtain any permits and post any fees or bonds with the County Planning Board which may be required.

K. Responsibilities During Construction

The developer shall assume full responsibility during construction and until release of the performance or maintenance guarantee for any improvements required by the County Planning Board.

L. Delaware and Raritan Canal Commission Review

Any application for review which is located within the Delaware and Raritan Canal Review Zones must comply with the Commission's regulations adopted February, 1994, or as revised. Copies of the Review Zone map may be found at the Delaware and Raritan Canal Commission Office, the County Planning Board Office or at the following municipal offices: Delaware, East Amwell, Franklin, Kingwood, Raritan and West Amwell Townships, Lambertville City and Stockton Borough.

302. Sketch Plat Submission and Review Requirements

302.1 See General Regulations, Section 301, above.

302.2 Minimum sketch plat submission requirements for review by the County Planning Board are as follows:

At a minimum two legible prints of the sketch plat and a County application form shall be submitted to the County Planning Board which shall review the subdivision and offer comments relating to County standards and requirements or suggestions for modifications or changes to be incorporated on the preliminary plat. The report will include a statement as to whether further review by the County Planning Board is required.

A. Sketch Plat Requirements and Details

1. All sketch plats and accompanying drawings shall be of the same size consistent with the sizes permitted under Chapter 141 of the Laws of 1960 known as the New Jersey Map Filing Act. These sizes are as follows:

8-1/2 x 13 inches
15 x 21 inches
24 x 36 inches
30 x 42 inches

2. A key map shall be located in the upper right corner of the plat with north situated at the top of the page. The key map shall show the entire subdivision and the proposed street pattern in the area to be subdivided and

the relationship of the tract to the surrounding area and, where feasible, at least one labeled County or State highway intersection at a scale of 1 inch equals not more than 2,000 feet.

3. The municipality, tax map sheet, block and lot numbers.
4. The sketch plat may be based on tax map information or some other similarly accurate base at a scale not less than two hundred (200) feet to the inch to enable the entire tract to be shown on one sheet.
5. The location, size and nature of the entire lot or lots in question, and any contiguous lots owned by the applicant or in which the applicant has direct or indirect interest, even though only a portion of the entire property is involved in the development plan for which approval is sought provided, however that where it is physically impossible to show such entire lot or lots or contiguous lots on one map, a key map thereof shall be submitted.
6. The name and address of owner and subdivider.
7. The name and address of the person preparing the plat.
8. If prepared by a professional the signature and seal of the licensed professional engineer, planner, and/or land surveyor as appropriate to the content of the plans, must appear in the Title Block on each page of the set of plans and maps. Participation in the preparation of plans by a professional planner, engineer, architect or licensed land surveyor shall be in accordance with the duly adopted regulations of their respective State Board.
9. A 5 inch by 4 inch high block labeled "County Approval Block" shall be located adjoining the margin in the lower right hand corner of the plats above the Title Block.
10. North arrow and reference meridian.
11. Graphic and engineering scale of the plat.
12. Zoning district boundaries and requirements affecting the tract.

13. Acreage of the entire tract and the areas being subdivided.
14. The number of new lots created.
15. The location of the portion which is to be subdivided in relation to the entire tract.
16. The approximate location of all existing structures and their uses within the portion to be subdivided and within 200 feet thereof.
17. The name, block and lot of all adjoining property owners as disclosed by the most recent municipal tax records.
18. All proposed lot lines and all lot lines to be eliminated by the proposed subdivision shall be clearly indicated.

19. All existing and proposed streets or roads within or adjoining the proposed subdivision with the right-of-way widths clearly indicated.
20. At minimum, contours as shown on the U.S.G.S. topographic sheets. Contours shall also be clearly distinguishable from all property lines. Slopes may be indicated on the plat.
21. Where readily available, the location and width of all existing and proposed utility and other easements or encumbrances in the area to be subdivided.
22. The location and direction of flow of all streams, brooks and drainage ditches in the area as shown on the U.S.G.S. maps within 200 feet of the subdivision.
23. All existing and proposed setback dimensions, vegetated areas including hedgerows and tree groves, individual trees over 12 inches in diameter, buildings and structures, and freshwater wetlands.

303. Preliminary Plat Submission and Review Requirements

303.1 See General Regulations, Section 301, above.

303.2 Minimum preliminary plat submission requirements for review by the County Planning Board are as follows:

A. At a minimum, two legible prints of the preliminary plan package and a County application form shall be submitted to the County Planning Board. Drainage calculations and a traffic study, prepared in conformance with Sections 404 and 502, respectively, of this Resolution, must also be submitted if applicable. The County Planning Board will take one of the following actions:

1. Review the subdivision, and if the subdivision does not affect a County road or drainage facility, or create an adverse drainage condition, offer comments, if any, for municipal consideration relating to planning matters.

If the application affects a County road or drainage facility, the Board shall:

2. Approve the application,
3. Conditionally approve the application, or,
4. Disapprove the application.

If the plat is to be revised as a result of County Planning Board review, two sets of revised preliminary plats, a completed application form and applicable supporting documents, shall be submitted to the County Planning Board for review. No new fee is required unless the applicant's municipal approval has expired, or significant changes have been made to the plat.

B. Preliminary Plat Requirements and Details

1. All plats and accompanying drawings shall be consistent with the sizes permitted under Chapter 141 of the Laws of 1960 known as the New Jersey Map Filing Act. These sizes are as follows:

8-1/2 x 13 inches
15 x 21 inches
24 x 36 inches
30 x 42 inches

2. A key map shall be located in the upper right hand corner of the plat with north situated at the top of the page. The key map shall show the entire subdivision and the proposed street pattern in the area to be subdivided and the relationship of the tract to the surrounding area and where feasible at least one labeled County or State highway intersection at a scale of 1 inch equals not more than 2,000 feet.
3. The name of the subdivision, the municipality, tax map sheet, block and lot number, date, reference meridian and scale.
4. Name and address of the subdivider and owner.
5. Name and address of the person who prepared the map.
6. The signature and seal of the licensed professional planner, engineer, and/or land surveyor as appropriate to the content of the plans, must appear in the Title Block on each page of the set of plans and maps. For accompanying data, i.e. drainage calculations, the signature and seal of the licensed professional responsible for the preparation shall appear in the Title Block which is to be located on the first page of the document.

Participation in the preparation of plans by a professional planner, engineer, architect or licensed land surveyor shall be in accordance with the duly adopted regulations of their respective State Board.

Title Blocks for the above groups shall be in conformance with the rules and regulations of their respective State Boards.

7. North arrow and reference meridian.
8. Graphic and engineering scale of the plat.
9. Where a subdivision abuts a County road the locations of all tract boundaries which intersect the County road edge of pavement as measured along said edge of pavement in feet from the nearest County mile post marker shall be shown.

10. Zoning district boundaries and requirements affecting the tract.
11. Acreage of the entire tract and the areas being subdivided to the nearest one hundredth of an acre.
12. The location, size and nature of the entire lot or lots in question, and any contiguous lots owned by the applicant or in which the applicant has direct or indirect interest, even though only a portion of the entire property is involved in the development plan for which approval is sought, provided, however, that where it is physically impossible to show entire lot or lots or contiguous lots on one map, a key map thereof shall be submitted.
13. The number of new lots created.
14. A 5 inch by 4 inch high block labeled "County Approval Block" shall be located adjoining the margin in the lower right hand corner of the plats, above the Title Block.
15. The location of existing and proposed property lines, property lines to be eliminated, building setback lines from streets, existing buildings and structures with an indication of whether they will be retained or removed and the location and extent of wooded areas.
16. All existing structures within 200 feet of the entire tract.
17. The name, block and lot of all adjoining property owners as disclosed by the most recent municipal tax records.
18. All existing and proposed streets or roads within or adjoining the proposed subdivision with the right-of-way widths clearly indicated.
19. When a subdivision abuts a County road, traffic striping indicating the type of zone (passing/no passing) along the property frontage and 500 feet in each direction of the tract boundaries shall be shown.
20. When a subdivision abuts a County road, traffic signs with corresponding MUTCD identification numbers shall be shown along the property frontage and 500 feet in each direction of the tract boundaries.
21. If the required right-of-way has been previously dedicated in the form of a deed, the Book and Page number of said

deed shall be noted on the plats in the general notes or in the dedicated portion of the right-of-way.

22. The plat shall show or be accompanied by profiles and cross-sections of existing and proposed streets within the subdivision and existing streets and highways abutting the subdivision. The typical cross-section of streets shall clearly indicate the type, width and depth of pavement, location of curb, location of sidewalks and shade tree planting strips. At intersections, any existing or proposed sight easement and the radius of curb lines shall be clearly indicated.
23. All street intersections with County roads shall be in accordance with the Intersection Details found in Section 403 or any revisions or supplements made thereto.
24. Details of street and high volume driveway intersections which intersect County roads shall be shown at a scale of 1 inch = 20 feet or 30 feet.
25. Roads which already are or are to become within the jurisdiction of the County are to be so designated by the County Road number.
26. The location and extent of drainage easements and stream encroachment lines as defined by the Department of Environmental Protection.
27. Unless otherwise approved by the County Engineer, contours shall be shown at two foot intervals where slopes are less than 10% and five foot intervals for slopes 10% and greater, and shall be referenced to the North American Datum (NAD 83) of the U.S. Geodetic Survey.
28. The location, width and type of all existing and proposed utility easements in the area to be subdivided.
29. All existing watercourses, lakes and ponds shall be shown and accompanied by the following information or data:
 - (a) When ditches, streams, brooks or watercourses are to be altered, improved or relocated, the method of stabilizing slopes and measures to control erosion and siltation, as well as typical ditch sections and profiles, shall be shown on the plan or accompany it.

- (b) The boundaries of the floodplain of all watercourses within or adjacent to the subdivision as defined by the current flood plain information report on file in the offices of the Municipal Clerk, the County Planning Board or the County Engineer.
 - (c) Profile of stream beds 300 feet upstream and downstream from the proposed work if required by the County Engineer.
30. The preliminary plat shall show or be accompanied by plans and computations for review by the County Engineer of any storm water management systems including the following:
- (a) All existing or proposed storm sewer lines within or adjacent to the subdivision showing the size and profile of the lines, direction of flow and the location of each manhole, inlet and catch basin.
 - (b) The location and extent of any proposed dry wells, ground water recharge basins, retention basins, or other water conservation devices.
 - (c) A plan showing the drainage area which contributes to each inlet.
 - (d) The total acreage upstream of the subdivision in the drainage basin of any watercourse not exceeding five square miles that runs through or adjacent to a subdivision shall be indicated.
 - (e) The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage in the subdivision which drains to the structure.
31. The preliminary plats shall include or be accompanied by plans showing existing and proposed sanitary sewage facilities, water mains or any other utilities and the easements to accommodate them. In addition, the location, size, depth, slope, pumping stations and connections to existing facilities shall be shown where appropriate.

32. Identification of lands to be dedicated or reserved for public use.
33. Prior to granting preliminary approval, detailed plans and specifications for all proposed culvert and bridges which may become structures under County jurisdiction, or improvements to existing County culverts or bridges, shall be submitted to the County Engineer's Office. No road, bridge or culvert shall be maintained by the County until so recommended by the County Engineer and approved by the Board of Chosen Freeholders and a number assigned thereto.

It is the County's intent to minimize the number of new structures which may be added to the County's jurisdiction. To that end, the County Planning Board may require the following design procedures where new stream crossings are proposed:

- (a) The surrounding properties shall be examined to ascertain existing or potential alternative access points to the site without constructing additional stream crossings.
- (b) If alternative access is available, the County Planning Board may require that the project take access from the alternative means rather than create a new stream crossing.
- (c) If alternative access is not available and a new structure must be built, the County Planning Board may require an alternative means of access to adjoining properties to limit the need for future additional stream crossings to be built to serve those properties.
- (d) Proposed drainage structures that exceed the hydraulic requirements of the stream shall be discouraged. An alternative analysis, including lifetime costs, shall be provided to justify its costs.
- (e) Design concept and details are subject to the review and recommendations of the County Engineer. A pre-application conference with the Office of the County Engineer is encouraged prior to an applicant's submittal to NJDOT for permits.

34. Individual trees with a 12 inch caliper or greater that are located in an existing or future County right-of-way or in areas to be graded adjacent to the right-of-way for County purposes shall be identified.
35. All other engineering and planning observations regarding conditions which may affect County facilities.

304. Final Plat Submission and Review Requirements

304.1 See General Regulations, Section 301, above.

304.2 Minimum final plat submission requirements for County Planning Board review are as follows:

- A. At a minimum, the applicant shall submit the following to the County Planning Board:
 1. Two legible prints of the final plat.
 2. A fully complete County application form.
 3. A CADD drawing, prepared by a New Jersey Licensed Land Surveyor, on a standard 3.5" floppy disk or standard compact disc in .dxf format. All required information appearing on the final plat shall appear on separate layers of the drawing. Text shall also appear on a separate layer of the drawing. The file must be drawn at its real New Jersey Plane Coordinates NAD83 (or the most current State Plane coordinate system) position and the view must be unrotated so that the NJPCS North points orthographically up (vertical) in the screen. The drawing shall identify, at a minimum, three (3) monument markers distributed around the corners of the tract. These monument markers shall be identified in US Survey Feet.
 4. The location of all existing and proposed signage and catch basins, to be given as a layer in the CADD drawing.
 5. The location of all existing and proposed culverts, given as the center of the structure at the centerline of the roadway, to be given as a layer in the CADD drawing.
- B. Once the application is accepted, the County Planning

Board shall:

1. Review the final plat and determine:
 - (a) If all the preliminary plat conditions and requirements have been met; and,
 - (b) That the map does not contain substantial revisions affecting County requirements as determined by the County Engineer.
2. Together with a report stating its reasons for the action taken, the Board shall approve, conditionally approve or disapprove the subdivision.

If the plat is to be revised as a result of review, two sets of revised plats, a revised CADD drawing and any applicable supporting documents shall be submitted to the County Planning Board for review. When an application has been disapproved, the applicant is required to complete a new application form. No new fee is required for plans that have been revised to comply with County or municipal requirements unless the applicant's municipal approval has expired. An additional fee may be required for other revisions not required by the County or municipality.

C. Final Plat Requirements and Detail

Plats must be drawn in conformance with the provisions of the Map Filing Act and contain all the requirements for drainage easements, encroachment lines, sight easements at intersections, and new or additional right-of-way or easements for County roads, as shown on the approved preliminary plat. Additionally, the final plats shall show a minimum of three (3) monument markers given in NAD83 coordinates distributed around the corners of the tract and the location of all existing and proposed signage, catch basins and culverts in conformance with section 304.2 above. All copies of the plats shall be signed and sealed by a Professional Land Surveyor licensed by the State of New Jersey.

D. Final Subdivision Plat

After approval of the final subdivision, the applicant may submit the final plat to the Planning Board Office for signature(s). The action taken on the application shall be recorded on the plat. The

applicant is responsible for filing the plat with the Hunterdon County Clerk.

When plats are submitted to the County Planning Board office, the County Planning Director and County Engineer (if the subdivision abuts a County road or affects County drainage facilities) shall sign the plat or, in their absence, a properly designated alternate. It is the responsibility of the applicant to call in advance to arrange to have the plats signed by the necessary parties. No plats will be signed by County officials if they are not all signed and sealed by a Professional Land Surveyor licensed by the State of New Jersey.

304.3 Standards and Specifications for the Location of Monument Markers to be set Along Proposed Right-of-Way

No standard in this section is intended to countermand any State Law.

- A. Monument markers of metal detectable, durable material are to be set in the County of Hunterdon.
 - 1. Monument markers shall be consistent with those required by the "Map Filing Law".
 - 2. A minimum of three (3) monument markers shall be set on corners distributed around the tract.
- B. The three monument markers set shall be located and positioned in the State of New Jersey Plane Coordinate System NAD83 or the most current State Plane Coordinate System. Units shall be given in US Survey Feet.
- C. If monument markers are to be located and positioned using Global Positioning System (GPS) relative positioning techniques, the following procedures are required:
 - 1. The survey grade GPS unit may be of the single frequency type for baselines less than 15km, or dual frequency type for any baseline length.
 - 2. All monument markers shall be occupied for at least two (2) separate and independent observation sessions. The

components of all repeat baselines must agree within 5 centimeters horizontally and 10 centimeters vertically.

3. The data collected shall resolve all integer ambiguities and give results as recommended by the GPS manufacturer.
4. The observations shall be based upon differential GPS location by using at least two (2) first Order or better NGS monuments. One of the above monuments may be a Continuously Operating Reference Station (CORS) as supported by the National Geodetic Survey (NGS) if less than 34.6 Km.
5. The resultant position data shall yield a horizontal network accuracy of 5 cm (2 inches) at the 95% confidence level, and a local accuracy of 2 cm (0.75 inches) at the 95% confidence level.
6. If differential carrier phase GPS is used to geo-reference the three monument markers, such cadastral monuments shall also indicate the vertical coordinate values referenced to the North American Vertical Datum of 1988 (NAVD 88) at a network accuracy of 15 cm (6 inches) at the 95 percent confidence level and a local accuracy of 10 cm (4 inches) at the 95 percent confidence level.
7. The control station data used to locate said monument markers shall be reported along with the resultant locations in report form or on the map of survey.
8. A print out of all residuals for the final positions shall be a part of the final survey report.
9. The map of survey or report shall be signed and sealed by the Licensed Professional Land Surveyor, with the following statements from I and II, and , when differential carrier phase GPS is utilized, the statements from III and IV. These statements shall be made in addition to those required by the "Map Filing Law".
 - I. Survey is certified to meet horizontal local accuracy of 2 centimeters (0.75 inches) at the 95 percent confidence level.

- II. Survey is certified to meet horizontal network accuracy of 5 centimeters (2 inches) at the 95 percent confidence level.
 - III. Survey is certified to meet vertical local accuracy of 10 centimeters (4 inches) at the 95 percent confidence level.
 - IV. Survey is certified to meet vertical network accuracy of 15 centimeters (6 inches) at the 95 percent confidence level.
10. It is recommended that all GPS field and office procedures follow the guidelines of the equipment manufacturer to achieve the recommended minimum acceptable accuracies.
- D. If the monument markers are to be located by using electronic total stations or a combination of theodolite and EDM (Electronic Distance Measuring Instrument) to establish local accuracy, licensed land surveyors shall use Federal Geodetic Control Committee (FGCC) Triangulation and Traverse, as applicable, third-order class II or better specifications for instrumentation, calibration procedures, and field procedures, as published in the FGCC 1984 document titled Standards and Specifications for Geodetic Control Networks. Only the network geometry specifications and the astronomic azimuth specifications under field procedures are waived, as network and azimuth control are supplied through GPS intervisible site pair(s). The survey shall adhere to the following:
1. The resultant position data shall yield a local accuracy of 5 cm (2 inches) at the 95 percent confidence level, and a network accuracy of 30 cm (12 inches) at the 95 percent confidence level.
 2. The map of survey or report shall be signed and sealed by the Licensed Professional Land Surveyor, with the statements from I and II. These statements shall be made in addition to those required by the "Map Filing Law".
 - I. Survey is certified to meet horizontal local accuracy of 5 cm (2 inches) at the 95 percent confidence level.

- II. Survey is certified to meet the horizontal network accuracy of 30 centimeters (12 inches) at the 95 percent confidence level.

305. Minor Subdivision Plat Submission and Review Requirements

305.1 See General Regulations, Section 301, above.

305.2 Minor subdivision plat details required for review by the County Planning Board are as follows:

- A. At a minimum, two legible prints of the minor subdivision plat plus a County application form shall be submitted to the County Planning Board who shall take one of the following actions:
 1. Review the subdivision, and if the subdivision does affect a County road or drainage facility, offer comments, if any, for municipal consideration relating to planning matters.

If the application affects a County road or drainage facility, the Board shall:

2. Approve the application;
3. Conditionally approve the application, or,
4. Disapprove the application.

If the plat is to be revised as a result of County Planning Board review, two sets of revised plats, a completed application form and applicable supporting documents, shall be submitted to the County Planning Board for review. No new fee is required unless the applicant's municipal approval has expired, or significant changes have been made to the plat.

- B. Minor Subdivision Plat Requirements and Details

For minor subdivisions that affect a County road or County drainage facilities, the plat requirements and details are as follows:

1. All minor subdivision plats and accompanying drawings shall be of a size to conform with the specifications of the Map Filing Act or of a size in conformance with standard engineering practice.

2. A key map shall be located in the upper right corner of the plat with north situated at the top the page. The key map shall show the entire subdivision and the existing street pattern in the area to be subdivided and the relationship of the tract to the surrounding area and at least one labeled County or State highway intersection at a scale of 1 inch equals not more than 2,000 feet.
3. The name of the subdivision, the municipality, tax map sheet, block and lot number, date and scale.
4. Name and address of the subdivider and owner.
5. Name and address of the person who prepared the map.
6. The signature and seal of the land surveyor must appear in the Title Block on the plans. The Title Block shall be in conformance with the New Jersey State Board of Professional Engineers and Land Surveyors.
7. A 5 inch by 4 inch block labeled "County Approval Block" shall be located adjoining the margin in the lower right corner of the plats, above the Title Block.
8. North arrow and referenced meridian.
9. Graphic and engineering scale of the plat.
10. Zoning district boundaries and requirements affecting the tract.
11. Acreage of the entire tract and the areas being subdivided to the nearest one hundredth of an acre.
12. The number of new lots created.
13. The location of existing and proposed property lines to be eliminated, building setback lines from streets, existing buildings and structures with an indication of whether they will be retained or removed and the location and extent of wooded areas.
14. All existing structures within 200 feet of the portion of land being subdivided.

15. The name of all adjoining property owners with their block and lot numbers as disclosed by the most recent municipal tax records.
16. All existing streets or roads adjoining the proposed subdivision with the right-of-way widths clearly indicated.
17. When a subdivision abuts a County road, traffic striping indicating the type of zone (passing\ no passing) along the property frontage and 200 feet in each direction of the tract boundaries.
18. When a subdivision abuts a County road, traffic signs with corresponding MUTCD identification numbers shall be shown along the property frontage and 200 feet in each direction of the tract boundaries.
19. Where the subdivision abuts a County road, the County Engineer may require that profiles and cross-sections of existing streets and highway be shown on the plats. The typical cross-section of streets shall clearly indicate the type, width and depth of pavement, curb, location of sidewalks and shade tree planting strips. At intersections, any existing sight easement and the radii of curb lines shall be indicated.
20. Roads which are under the jurisdiction of the County are to be so designated by the County road number.
21. All County maintained drainage structures, (bridge/culvert) located within 200 feet of the portion of land being subdivided must be shown and identified with the Hunterdon County structure reference number. County maintained structures in this case mean those with five foot openings or greater, or, any structure conducting water from a watershed of 320 acres or more.
22. Unless otherwise approved by the County Engineer, contours shall be shown at 20 foot intervals and referenced to the Geodetic Control Datum of the U.S. Geodetic Survey.
23. The location and width of all existing and proposed utility easements in the area to be subdivided.

24. All existing watercourses, lakes and ponds shall be shown and accompanied by the following information or data, if required by the County Engineer:
 - (a) When ditches, streams, brooks or watercourses are to be altered, improved or relocated the method of stabilizing slopes and measures to control erosion and siltation, as well as typical ditch sections and profiles, shall be shown on the plan or accompany it.
 - (b) The boundaries of the flood plain of all water courses within or adjacent to the subdivision, as defined by the current flood plain information report on file in the offices of the Municipal Clerk, County Planning Board or the County Engineer.
 - (c) Profile of stream beds 300 feet upstream and downstream from the proposed work if required by the County Engineer.
25. The location and extent of drainage easements and stream encroachment lines as defined by the Department of Environmental Protection, if required by the County Engineer.
26. The minor subdivision plat shall show or be accompanied by plans and computations for review by the County Engineer of any storm drainage systems including the following if required by the County Engineer.
 - (a) All existing or proposed storm sewer lines within or adjacent to the subdivision showing size and profile of the lines, direction of flow and the location of each manhole, inlet and catch basin.
 - (b) The location and extent of any proposed drywells, ground water recharge basins, retention basins, or other water conservation devices.
 - (c) A plan showing the drainage area which contributes to each inlet.
 - (d) The total acreage upstream of the subdivision in the drainage basin of any watercourse runs through or adjacent to a subdivision shall be indicated if required by the County Engineer.

- (e) The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage in the subdivision which drains to the structure if required by the County Engineer.
- 27. If required by the County Engineer, all existing and proposed sanitary sewage facilities, water mains or any other utilities and the easements to accommodate them. In addition, the location, size, depth, slope, pumping stations and connections to existing facilities shall be shown where appropriate.
- 28. Identification of lands to be dedicated or reserved for public use.
- 29. Individual trees with a 12 inch caliper or greater that are located in an existing or future County right-of-way or in areas to be graded adjacent to the right-of-way for County purposes shall be identified.

306. Site Plans Submission and Review Requirements

306.1 See General Regulations, Section 301, above

306.2 Site plan submission details and information required for review by the County Planning Board are as follows:

- A. At a minimum, the applicant shall submit the following to the County Planning Board:
 - 1. Two legible prints of the site plan.
 - 2. A fully completed County application form.
 - 3. Traffic and drainage calculations, as required to show conformance with the standards established by this Resolution.
 - 4. A CADD drawing, prepared by a New Jersey Licensed Land Surveyor, on a standard 3.5" floppy disk or standard compact disc in .dxf format. All required information appearing on the final plat shall appear on separate layers of the drawing. Text shall also appear on a

separate layer of the drawing. The file must be drawn at its real New Jersey Plane Coordinates NAD83 (or the most current State Plane coordinate system) position and the view must be unrotated so that the NJPCS North points orthographically up (vertical) in the screen. The drawing shall identify, at a minimum, three (3) monument markers distributed around the corners of the tract. These monument markers shall be identified in US Survey Feet.

5. The location of all existing and proposed signage and catch basins, to be given as a layer in the CADD drawing.
6. The location of all existing and proposed culverts, given as the center of the structure at the centerline of the roadway, to be given as a layer in the CADD drawing.

B. Once the application is accepted, the County Planning Board shall:

1. Review the site plan and if the site plan is not along a County road and includes less than a combined total of one acre of existing and proposed impervious surfaces, offer for municipal consideration, comments, if any, relating to planning matters.
2. Approve the site plan.
3. Disapprove the site plan.
4. Grant Conditional Approval to Construct

Conditionally approve the site plan for construction of site improvements only. Unconditional Approval will be granted after the County Engineer's Office has confirmed that the site improvements have been constructed in accordance with County standards.

5. Grant Conditional Approval Not to Construct

Conditionally approve the site plan, subject to satisfying the imposed conditions. Construction of site improvements is prohibited until the imposed conditions are satisfied.

C. Site Plan Requirements and Details

1. The sizes of all maps and plans of any proposed land development shall be consistent with the sizes permitted under Chapter 141 of the Laws of 1960 known as the New Jersey Map Filing Act as follows:

8-1/2 x 13 inches
15 x 21 inches
24 x 36 inches
30 x 42 inches

2. In the absence of municipal regulations to the contrary, any site plan presented to the County Planning Board shall be drawn at a scale not smaller than one inch equals 50 feet and larger than one inch equals ten feet, except that plans for land developments that will occupy more than 40 acres may be drawn in accordance with the following:

<u>Area</u>	<u>Scale</u>
Between 40 and 150 acres	1" = 100'
Over 150 acres	1" = 200'

3. Details of street and high volume driveway intersections which connect with a County road shall be shown at a scale not smaller than 1 inch = 20 feet or 30 feet.
4. A key map shall be located in the upper right hand corner of the plan with north situated at the top of the page. The key map shall show the entire site plan and the proposed street pattern in the area to be developed and the relationship of the tract to the surrounding area. Where feasible, the key map shall show at least one labeled County or State highway intersection. It shall be scaled at not more than 1 inch = 2,000 feet.
5. Name and address of the owner and applicant.
6. Name and address of the person who prepared the plans.
7. The signature and seal of the licensed professional planner, engineer, architect and/or land surveyor as appropriate to the content of the plans, must appear in the Title Block on each page of the set of plans and maps. For accompanying data, i.e. storm drainage calculations,

the signature and seal of the licensed planner, engineer, or architect shall appear in the Title Block which is to be located in the lower right-hand corner of the first page of the document.

Participation in the preparation of plans by a professional planner, engineer, architect or licensed land surveyor shall be in accordance with the duly adopted regulations of their respective State Board.

8. A 5 inch by 4 inch high block labeled "County Approval Block" shall be located adjoining the margin in the lower right corner of the plans above the Title Block.
9. North arrow and reference meridian.
10. Graphic and engineering scale of the plans.
11. Date of preparation and dates of revisions.
12. Zoning district boundaries affecting the tract.
13. The municipality, tax map sheet number, block and lot number(s).
14. Acreage of the site.
15. The location, size and nature of the entire lot or lots in question, and any contiguous lots owned by the applicant or in which the applicant has a direct or indirect interest, even though only a portion of the entire property is involved in the development plan for which approval is sought provided however, that where it is physically impossible to show such entire lot or lots or contiguous lots on one map, a key map thereof shall be submitted.
16. The name of all adjoining property owners as disclosed by the most recent municipal tax records.
17. All existing and proposed, setback dimensions, vegetated areas including hedgerows and tree groves, individual trees over 12 inches in diameter and, buildings and structures.
18. Construction plans, details and cross-sections for all improvements to any County facilities.

19. Finished grade elevations at all corners of all existing and proposed buildings, accessory buildings, accessory buildings and structures.
20. The location, type and size of all existing and proposed, signs, lighting and lighting specifications and utility poles within 25' of the County right-of-way, unless otherwise specified.
21. The location, type and size of all existing and proposed inlets, catch basins, storm drainage facilities, utilities, plus all required design data supporting the adequacy of the existing and/or proposed facility to handle future storm flows.
22. The location, type and size of all existing and proposed curbs, sidewalks, driveways, off-street parking and loading areas on the site and within 100' of the site, retaining walls and drainage structures within 200 feet of the tract
23. The location, size and nature of all existing and proposed right-of-way, easements, and other encumbrances which may affect the lot or lots in question, as well as the location, size and description of any lands to be dedicated to a municipality or to the County of Hunterdon.
24. When the site abuts a County road, traffic signs with corresponding MUTCD identification numbers shall be shown along the property frontage and 500 feet in each direction of the tract boundaries.
25. When the site abuts a County road, striping indicating the type of zone (passing/no passing) along the property frontage and 500 feet in each direction of the tract boundaries shall be shown.
26. If the required right-of-way has been previously dedicated in the form of a deed, the Book and Page number of said deed shall be noted on the plans in the general notes or in the dedicated portion of the right-of-way.

27. Where necessary to evaluate drainage, the location, names and widths of all existing and proposed streams including cross-sections and profiles abutting the lot or lots in question and within 200 feet of said lot shall be shown.
28. Existing topography based upon New Jersey Geodetic Control Survey datum, and proposed grading with a maximum of two-foot contour intervals where slopes are less than 10%. Where slopes are greater than 10%, the maximum contour interval may be five feet.
29. The soil types on and within 200 feet of the site as shown on the most current Soil Survey Maps, Hunterdon County, New Jersey, by the USDA Soil Conservation Service.
30. Any and all other information and data necessary to meet any of the requirements of this Resolution not listed above.

306.3 Standards and Specifications for the Location of Monument Markers to be set Along Proposed Right-of-Way

No standard in this section is intended to countermand any State Law.

- A. Monument markers of metal detectable, durable material are to be set in the County of Hunterdon.
 1. Monument markers shall be consistent with those required by the "Map Filing Law".
 2. A minimum of three (3) monument markers shall be set on corners distributed around the tract.
- B. The three monument markers set shall be located and positioned in the State of New Jersey Plane Coordinate System NAD83 or the most current State Plane Coordinate System. Units shall be given in US Survey Feet.

C. If monument markers are to be located and positioned using Global Positioning System (GPS) relative positioning techniques, the following procedures are required:

1. The survey grade GPS unit may be of the single frequency type for baselines less than 15km, or dual frequency type for any baseline length.
2. All monument markers shall be occupied for at least two (2) separate and independent observation sessions. The components of all repeat baselines must agree within 5 centimeters horizontally and 10 centimeters vertically.
3. The data collected shall resolve all integer ambiguities and give results as recommended by the GPS manufacturer.
4. The observations shall be based upon differential GPS location by using at least two (2) first Order or better NGS monuments. One of the above monuments may be a Continuously Operating Reference Station (CORS) as supported by the National Geodetic Survey (NGS) if less than 34.6 Km.
5. The resultant position data shall yield a horizontal network accuracy of 5 cm (2 inches) at the 95% confidence level, and a local accuracy of 2 cm (0.75 inches) at the 95% confidence level.
6. If differential carrier phase GPS is used to geo-reference the three monument markers, such cadastral monuments shall also indicate the vertical coordinate values referenced to the North American Vertical Datum of 1988 (NAVD 88) at a network accuracy of 15 cm (6 inches) at the 95 percent confidence level and a local accuracy of 10 cm (4 inches) at the 95 percent confidence level.
7. The control station data used to locate said monument markers shall be reported along with the resultant locations in report form or on the map of survey.
8. A print out of all residuals for the final positions shall be a part of the final survey report.
9. The map of survey or report shall be signed and sealed by the Licensed Professional Land Surveyor, with the

following statements from I and II, and , when differential carrier phase GPS is utilized, the statements from III and IV. These statements shall be made in addition to those required by the “Map Filing Law”.

- I. Survey is certified to meet horizontal local accuracy of 2 centimeters (0.75 inches) at the 95 percent confidence level.
- II. Survey is certified to meet horizontal network accuracy of 5 centimeters (2 inches) at the 95 percent confidence level.
- III. Survey is certified to meet vertical local accuracy of 10 centimeters (4 inches) at the 95 percent confidence level.
- IV. Survey is certified to meet vertical network accuracy of 15 centimeters (6 inches) at the 95 percent confidence level.

10. It is recommended that all GPS field and office procedures follow the guidelines of the equipment manufacturer to achieve the recommended minimum acceptable accuracies.

D. If the monument markers are to be located by using electronic total stations or a combination of theodolite and EDM (Electronic Distance Measuring Instrument) to establish local accuracy, licensed land surveyors shall use Federal Geodetic Control Committee (FGCC) Triangulation and Traverse, as applicable, third-order class II or better specifications for instrumentation, calibration procedures, and field procedures, as published in the FGCC 1984 document titled Standards and Specifications for Geodetic Control Networks. Only the network geometry specifications and the astronomic azimuth specifications under field procedures are waived, as network and azimuth control are supplied through GPS intervisible site pair(s). The survey shall adhere to the following:

1. The resultant position data shall yield a local accuracy of 5 cm (2 inches) at the 95 percent confidence level, and a network accuracy of 30 cm (12 inches) at the 95 percent confidence level.

2. The map of survey or report shall be signed and sealed by the Licensed Professional Land Surveyor, with the statements from I and II. These statements shall be made in addition to those required by the "Map Filing Law".
 - I. Survey is certified to meet horizontal local accuracy of 5 cm (2 inches) at the 95 percent confidence level.
 - II. Survey is certified to meet the horizontal network accuracy of 30 centimeters (12 inches) at the 95 percent confidence level.

307. Easement Dedication Prior to Approval

Prior to granting approval for a minor subdivision or site plan, and prior to granting final approval for a major subdivision, the Planning Board must be in receipt of all required easement dedications. Approval may be granted conditioned upon the receipt of required easements.

308. Easements in Deeds

The property deeds of all land submitted as part of a minor subdivision application shall include a complete copy, or a reference by book and page number, of all easements affecting the individual lots. A copy of said deeds shall be submitted to the Hunterdon County Planning Board for review prior to its filing with the County Clerk.

309. Review Fees

- A. Site Plans
 1. Residential - \$100.00 plus \$15.00/dwelling unit.
 2. Commercial, Industrial, Office, Institutional - \$75.00 plus \$5.00/1,000 square feet of proposed gross floor area.
- B. Subdivisions
 1. Major Subdivisions
 - a. Sketch Plan - no review fee
 - b. Preliminary Plan - \$100.00 plus \$5.00/lot
 - c. Final Plat - \$50.00 plus \$10.00/lot
 2. Minor Subdivisions - \$85.00

C. Payment

The applicant shall make payment by cash, check, or money order payable to the "County of Hunterdon".

When development plans are revised to comply with municipal or County requirements, the revised plans will not be subject to additional review fees.

Subdivision and site plans submitted by state, county and municipal governments are not subject to review fees.

310. Escrow Fees for External Review of Traffic Impacts from Major Developments

Traffic studies for development projects that will generate 100 on-site peak hour trips or more may be reviewed by a County hired engineering consultant at the applicant's expense. The applicant shall submit escrow fees to cover the costs of the consultant. The amount of the escrow fee shall not exceed \$4,000.

Escrow fees shall be paid by separate check and shall be deposited in an interest bearing account set up solely to accommodate these fees. The County Planning Board shall administer the escrow account and provide the applicant an accounting of expenses drawn therefrom. The County Planning Board shall retain 5% of the escrow amount to cover the costs of administering the account. Should the professional review exhaust the funds initially submitted, the Planning Board may require the applicant to submit additional funds in order to complete the review so that action may be taken on the application. Any unspent funds in the escrow account shall be returned to the applicant, along with any accrued interest, at the completion of County Planning Board review and unconditional approval.

A. Exceptions/Waivers

Escrow fees for a traffic study shall not be required for development projects which are located in an area in which a transportation development district has been established or is being formed. Applications for site plan approval not located on County roads are also not subject to escrow fees. Other waivers of escrow fees will be considered by the Board upon request.

311. Development Applications in Historic Districts on the State and National Historic Registers

A. Review by Hunterdon County Cultural & Heritage Commission

Land development applications in historic districts on the State and National Registers of Historic Places that require County road or drainage improvements shall be forwarded to the Hunterdon County Cultural and Heritage Commission immediately upon receipt for its review. The Commission will be asked to comment on the application before the next regularly scheduled meeting of the Development Review Committee (DRC). Failure of the Commission to provide comments to the DRC will not invalidate any action by the DRC. Any approval that is granted by the Development Review Committee (DRC) will be conditioned upon the approval, if required, of the Commissioner of the New Jersey Department of Environmental Protection (NJDEP), pursuant to the New Jersey Register of Historic Places Act.

B. Application for NJDEP Project Authorization

In accordance with the N.J. Register of Historic Places Act, N.J.S.A.13:1B-15.128 et. seq., any development application that involves County road or drainage improvements and encroaches upon a registered historic district, must be submitted to the NJDEP Commissioner for approval. To request project approval from the NJDEP Commissioner, an application for project authorization must be filed with the Historic Sites Council in the Historic Preservation Office of the NJDEP.

The application for project authorization shall be prepared jointly by the staff of the Hunterdon County Planning Board, the Office of the County Engineer and the applicant after a development application has been reviewed by the Development Review Committee. The County will then submit the application for project authorization to the Historic Sites Council. At the request of the County, applicants may be required to submit plans or complete the application form for review by the DRC.

SECTION 400

Design Standards

400.

DESIGN STANDARDS

401.

General

The design of any development shall conform to the spirit and intent of the Hunterdon County Growth Management Plan, the County Transportation Plan, the Official County Road Functional Classification Map and the standards and requirements contained in this Resolution, as amended or supplemented.

All plans shall indicate that where no description or details are provided regarding "if and where items", all required work is to be completed in accordance with NJDOT Standard Specifications for Roads and Bridge Construction and/or Standard Construction Details.

402.

Road Improvements in Villages, Hamlets and Historic Districts

The character of villages, hamlets and areas of historic significance shall be preserved to the greatest extent possible through the implementation of appropriate land use policies. Although County roads may continue to function as collector roads through these areas, future road improvements should be minimized as appropriate to help retain the existing scale and character of the area, as well as their pedestrian orientation. Road improvements and right-of-way dedication should be consistent, as appropriate, with existing physical conditions so as to minimize any potential negative impact. Additionally, any vegetation that is removed as a result of the road improvements should be replanted to recreate a similar visual effect.

403.

Roads and Streets

A. Rights-of-Way

Widths of right-of-way for existing and proposed County roads shall conform to what is specified on the Official County Road Functional Classification Map, Figure 1 and as described in the Appendix of the County Transportation Plan.

1. Dedication of Road Right-of-Way

All proposed developments which adjoin or include County roads, the existing right-of-way widths of which do not conform to the right-of-way widths specified on the Official County Road Functional Classification Map, shall dedicate the additional right-of-way width across all County road frontages. The additional right-of-way to be dedicated is that portion of the property lying between the existing right-of-way and the proposed future right-of-way of the County road.

Specific right-of-way dedication requirements, and exceptions to those requirements, can be found in Section 601 of this Resolution.

2. Right-of-Way Encroachments Prohibited

No development which adjoins or includes a County road or roads shall be designed to permit any of the following uses, activities or treatments within the right-of-way: the conduct of private business; erection of structures; sales or merchandising displays; vehicle parking or servicing areas; vegetative or artificially fabricated fences or walls; any type of sign except traffic, regulatory and street signs; shrubbery or trees except those that have been designated to remain or be planted in the course of development review.

- B. On-site Improvements Required of Developers

1. Required Widening of County Roads

- a) Design Standards

Major subdivisions and site plans with County road frontage shall improve the County road cross section to meet standards for the dimensions for the local road classification, in most cases, as shown below. The widened pavement shall include a 15:1 paved, uncurbed taper from and to the existing pavement.

Diagram 1 below shows the typical County road cross-section and identifies its elements. The chart which follows provides a range of dimensions for these elements which may be required by the County Engineer based on the anticipated impacts of a development, the existing condition of the County road and any other circumstances specific to the site. Generally, pavement widening to 18 feet from centerline is required.

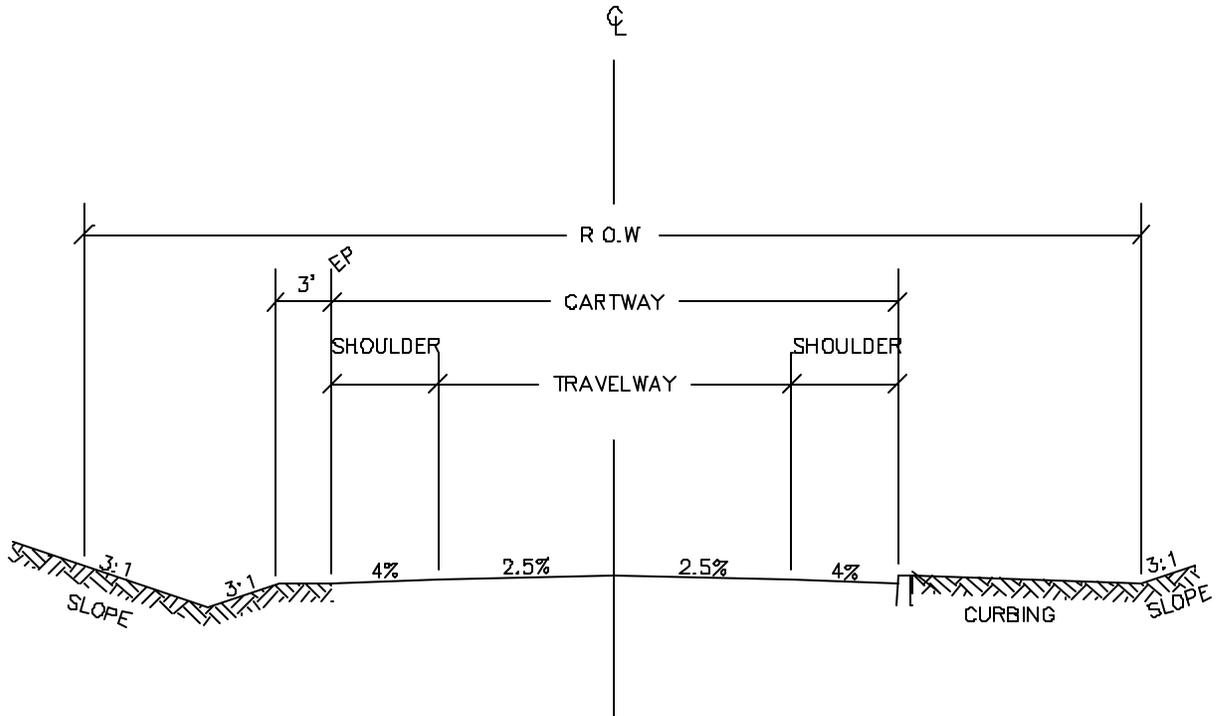


DIAGRAM # 1
TYPICAL ROAD CROSS SECTION

b) Villages, Hamlets and Historic Districts

Road widening requirements in villages, hamlets and historic districts shall be consistent, when appropriate, with the existing visual character and physical characteristics of the area. Typical design standards in these areas may be waived by the Hunterdon County Planning Board if deemed appropriate.

Table 1 Standard Dimensions for County Roads

	Local Road	Minor Collector	Major Collector Minor Arterial
Right-of-way	50 feet	66 feet	80 feet
Cartway	26 - 36 feet	28 - 42 feet	32 - 46 feet
Travelway	22 - 24 feet	24 feet	24 feet
Shoulder	2 - 6 feet	2 - 9 feet	4 - 11 feet
Slope (max.)	2:1	2:1	2:1
Curbing	Curbing details are found in Section 403. B. 8		

2. Pavement Specifications

Improvements to County roads shall conform to the following pavement specifications:

Minimum Standard Pavement Specifications*

- (a) Top Course of 2" compacted thickness bituminous concrete surface course, Mix I-5.
- (b) 6" thickness bituminous stabilized base course, Mix I-2.
- (c) Firm subgrade: subgrade of soil aggregate designation I-5, if and where required.
- (d) Shoulder to be determined by the County Engineer.
- (e) Curbing - See Section 403.B.8

Diagram 2 below shows the standard pavement cross section with references to the specifications above.

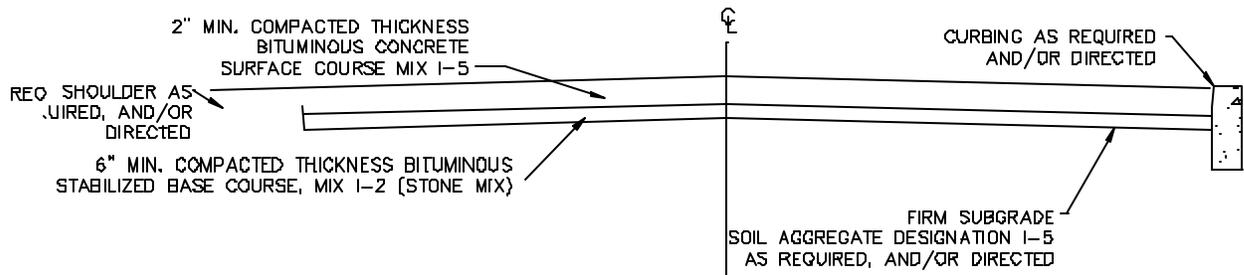


DIAGRAM # 2
 STANDARD PAVEMENT CROSS SECTION

3. Required Grading

a) Design Standards

When designing horizontal clearances along a County road consideration shall be given to the standards and guidelines set forth in the following documents:

- * AASHTO publication Geometric Design Guide for Resurfacing, Restoration and Rehabilitation of Highways and Streets and any amended and supplementary publications thereto.
- * The Hunterdon County Transportation Plan which intends to allow flexibility in road improvement design so as to maintain and protect the County's rural character.

The County road frontage of all major subdivisions and site plans shall be cleared, graded and stabilized in accordance with the functional classification of the road as noted below.

The County road frontage of minor subdivisions shall be cleared, graded and stabilized if and when there is an existing safety hazard and/or drainage problem, or the road is included in the County's Capital Improvement Plan, as adopted by the County Board of Chosen Freeholders.

Grading for both major and minor subdivisions, or site plans when required, shall be based upon the function classification of the road as follows:

Minor arterials:	as conditions warrant
Major collectors:	23 feet from centerline
Minor collectors:	21 feet from centerline
Local roads:	18 feet from centerline

b) Payment in Lieu of Grading Requirements

When grading is required for a major or minor subdivision, or site plan, a payment in lieu of the grading may be considered by the Development Review Committee provided there are no existing safety hazards and/or drainage problems. The following criteria shall be used by the Development Review Committee to determine if a payment in lieu of the grading is acceptable:

- i. Accident records indicating there are no significant traffic problems or safety hazards.
- ii. There are no existing conditions such as deep ditches, trees, rock outcroppings, etc. along the frontage that pose a safety hazard.
- iii. There are no significant existing drainage problems.
- iv. Average daily traffic (ADT) counts

If a payment is deemed acceptable by the Development Review Committee, the applicant's engineer shall submit

a cost estimate of the grading requirements for review and approval by the County Engineer.

c) Grading in Villages, Hamlets and Historic Districts

Grading requirements in villages, hamlets and historic districts shall be consistent, when appropriate, with the existing visual character and physical characteristics of the area. Typical design standards in these areas may be waived by the Hunterdon County Planning Board if deemed appropriate.

4. Drainage Improvements

Improvements to County roads shall include provision of adequate drainage facilities, such as installation of inlets and pipe, cross drains, etc., as dictated by site conditions and appropriate engineering design. Specific drainage design requirements are found in Section 404 of this Resolution.

5. Drainage Structures

Where road widening is required by a reviewing authority as a condition of development approval, and said section of road to be widened includes a drainage structure(s), extension of the structure(s) shall also be required. Any alteration or improvements to structures under County jurisdiction shall be designed in accordance with details found in Section 406 of this Resolution.

6. Intersections - Streets

In order to maintain traffic flow on County roads, it is County policy to minimize the number of access points, to maximize the distance between access points, and to combine access points where feasible.

a) Design Standard

When designing intersections with a County road consideration shall be given to the standards and guidelines set forth in the following documents:

* The diagrams in Section 403 of these Standards.

* The Hunterdon County Transportation Plan which intends to allow flexibility in road improvement design so as to maintain and protect the County's rural character.

b) Villages, Hamlets and Historic Districts

The design of intersections in villages, hamlets and historic districts shall be consistent, when appropriate, with the existing visual character and physical characteristics of the area. Typical design standards in these areas may be waived by the Hunterdon County Planning Board if deemed appropriate.

c) Locations of Intersections

All intersections with a County road shall, given the physical constraints of the site, be located to afford maximum safety to the traveling public and meet minimum applicable standards.

d) Sight Distance at Street Intersections

All intersections shall be designed in profile and grade and shall be so located to permit, to the maximum extent possible, the sight distances as prescribed in AASHTO. Said sight distances shall be verified on the plans by a licensed professional engineer.

In circumstances where an applicant proposes to create an access road at a location where adequate sight distance does not exist, the applicant may be required to clear and/or grade such areas, or reconstruct portions of the roadway as is necessary to obtain safe sight distance. In some cases it may be necessary for the applicant to gain control of said areas to clear for sight distance. This would be done by obtaining a sight easement dedicated to the County of Hunterdon.

If suitable sight distance and/or sight easement dedication cannot be obtained, the applicant may seek a waiver of the above requirements from the Development Review Committee.

e) Clear "Critical Sight Areas"

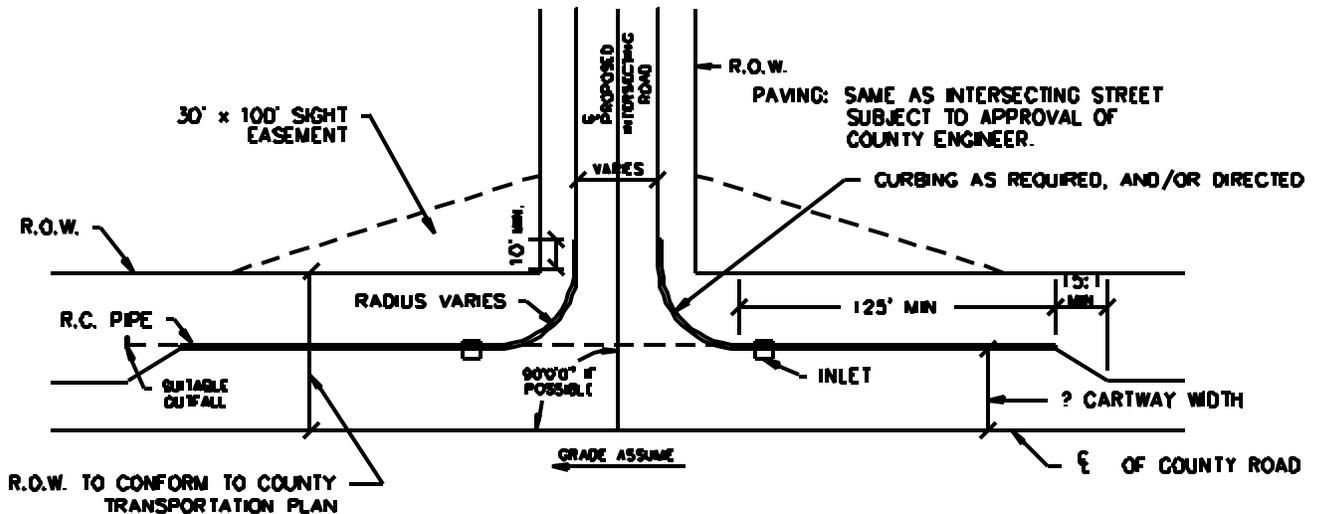
Natural or man-made obstacles shall not be located in the critical sight areas. County Planning Board shall require sight easements measuring 30' x 100' be dedicated to the County of Hunterdon. The actual sight triangle dimension shall be established by an engineering analysis. Double sight easements may be required as conditions dictate.

Such sight easements shall insure that an unobstructed view of the County road shall be maintained through the sight easement dedication at any height between 2' and 10' above the surface of the roadway adjacent to the sight triangle. This provision is not intended to require the removal of all objects within the 30' x 100' zone; traffic control devices and other man made or natural objects may remain if it can be demonstrated that they do not obstruct the view of oncoming traffic.

The County shall have the right-of-entry to remove any obstruction to vision within the sight easement area not conforming to the standards set forth above, following due notice to the property owner.

In circumstances where unusual topography/geology, historic structures, etc., limit the applicant's ability to create the standard sight triangle the applicant may seek a waiver of the above requirement from the Development Review Committee.

A copy of the easement forms and sight triangle description can be located in Appendix 4 of this Resolution.



1. GENERAL PLAN SHALL BE TO SCALE 1" = 50'. DETAILED INTERSECTION PLAN SHALL BE TO SCALE 1" = 20'. PROFILE AND/OR CROSS SECTIONS OF COUNTY ROAD SHALL BE SHOWN 300' EITHER SIDE OF INTERSECTION. PROFILE OF PROPOSED INTERSECTING ROAD SHALL BE SHOWN FOR 300' FROM CENTERLINE OF COUNTY ROAD. PROFILE OF PROPOSED CURB SHALL BE SHOWN. PROPOSED GRADE AND LOCATION OF CONCRETE PIPE SHALL BE SHOWN. PROPOSED DROP INLETS SHALL BE PLACED AT LOW POINT OF VERTICAL CURVE IN GRADE WHERE APPLICABLE. CENTERLINE STRIPING SHALL BE SHOWN.

2. NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARDS SHALL BE USED FOR ALL MATERIALS.

DIAGRAM # 3
STANDARD INTERSECTION DETAIL

f) Angle of Intersection

Intersecting streets shall be constructed so that the centerline of the intersecting street is perpendicular to the centerline of the County road (or to the tangent at the point of intersection where the county road is on a curve) for a distance that is equal to the proposed right-of-way of the County road as determined by the Official Road Functional Classification Map. In no case will the angle of intersection be allowed to be less than 60 degrees, unless expressly specified in the approval statement.

g) Spacing

All proposed intersections with a County road shall be located according to the following:

- i. Where there is an existing or proposed intersection on the County road opposite the frontage of the development and where site conditions allow, the road servicing the development shall be located directly across from said existing or proposed road forming a cross-intersection.
- ii. If paragraph (i) above does not or can not be applied and where site conditions allow the proposed intersection with a County road shall be offset with respect to all other existing and proposed intersections according to the below schedule of minimum distances:

<u>County Road Classification</u>	<u>Municipal Road</u>
Minor Arterial:	2,200 feet
Major Collector:	2,200 feet
Minor Collector:	1,200 feet
Local:	800 feet

- iii) If paragraphs (i) or (ii) can not be applied, a minimum offset of 350 feet will be required. The distances shall be measured along the County road centerline between the intersecting street centerlines.

The County Planning Board may, at its discretion adjust up or down, the above required minimum distances due to one or more of the following considerations:

- i. sight distance
- ii. hazardous traffic conditions
- iii. vertical alignment of the road or roads
- iv. horizontal alignment of the road or roads
- v. neighboring development
- vi. site frontage.

h) Orientation of New Street Access

Where a parcel to be subdivided fronts on two roads with differing functional classifications, the subdivision shall, where feasible, be designed so that new interior roads intersect with the road of lowest functional classification, regardless of jurisdictional responsibility.

i) Prohibited Intersection Locations

No new road shall connect on the following portions of a County road:

- i. a rotary or circle
- ii. a ramp of an interchange
- iii. within 200 feet of the beginning of any ramp
- iv. any other portion of an interchange.

j) Grading at Intersections

The minimum practical grades shall be maintained on streets connecting with County roads on the approaches to the intersection but not to exceed three percent within 50 feet from the curb line.

k) Curb Radii at Intersections

i. Design Standards

The radii of curbs at intersections where either road or both roads are in the County road system shall meet the following minimum standards based on the functional classification of the intersecting roads on the adopted Official Road Functional Classification Map. The lower classification of road forming the intersection shall determine the standard.

Arterials:	50 feet
Collectors:	35 feet
Local:	35 feet

ii. Villages, Hamlets and Historic Districts

Curb radii requirements in villages, hamlets and historic districts shall be consistent, when appropriate, with the existing visual character and physical characteristics of the area. Typical design standards in these areas may be waived by the Hunterdon County Planning Board if deemed appropriate.

l) Curbs at Intersections

Curbing, when required, shall be placed along the County road for a minimum distance of 125 feet from the end of the curb radii. The placement of the curb in feet from the centerline of the County road shall be determined in accordance with the Typical County Road Cross Section, Section 403, Diagram 1, of this Resolution. The area between the curb and existing edge of pavement shall be paved to the specifications of Section 403.B.2.

m) Extra Right-of-Way Width

When there is an intersection involving a major collector and arterial road, as shown on the County's Official Functional Classification Map, the right-of-way requirement shall be increased by 20 feet from the centerlines of both roads for a distance of 250 feet from the intersection of the centerlines. The additional width is for the purpose of increasing the capacity and efficiency of major intersections by allowing space for separate turning lanes, channelization, and to accommodate utilities e.g., poles, traffic control devices. See Section 601 of this Resolution for details regarding right-of-way dedications.

n) Acceleration and Deceleration Lanes

i. Design Standards

Where a new road connects with an existing two lane County road, acceleration and deceleration lanes may be required. The curb lane created by the road widening in the standard intersection detail, described above, will generally be acceptable as an acceleration or deceleration lane.

Where a new road connects to an existing County road of more than two lanes, widening of the County road and construction of acceleration or deceleration lanes by the applicant shall be at the discretion of the County Engineer. Factors governing this determination shall include but not be limited to current and anticipated traffic volume and speed on the County road and the character and volume of traffic using the development road.

ii. Villages, Hamlets and Historic Districts

The design of acceleration and deceleration lanes in villages, hamlets and historic districts shall be consistent, when appropriate, with the existing visual character and physical characteristics of the area. Typical design standards in these areas may be waived by the Hunterdon County Planning Board if deemed appropriate.

o) Traffic Control Devices

Any traffic control devices necessitated by the traffic impacts of a development shall be installed by the developer and shall conform to the Manual on Uniform Traffic Control Devices, the specifications of the NJDOT, as well as those of the County Engineer. This shall include developer responsibility for the supply and installation of stop signs, stop lines, etc. Signals, when warranted, shall be installed by the developer in cooperation with the County, or a payment in lieu may be accepted for a developer's proportionate share of the cost.

7. Intersections - Driveways: Residential, Commercial and Industrial

In order to maintain traffic flow on County roads, it is County policy to minimize the number of access points, to maximize the distance between access points, and to combine access points where feasible.

A driveway which intersects the right-of-way line of any County road shall not be constructed or modified unless a driveway permit is first obtained from the Hunterdon County Road Supervisor.

Driveways constructed out to a County road shall be designed and constructed in conformance with the standard driveway details and specifications contained in this Resolution as are appropriate to the use and conditions of the site in question.

a) Number of Driveways

The number of driveways provided from a site directly to any County road shall be as follows:

TABLE 2 - NUMBER OF DRIVEWAYS

Length of Site Frontage	Maximum Number of Driveways
250 feet or less	1
more than 250 to 800 feet	2
over 800 feet	To be specified by County Planning Board

b) Location and Orientation of Driveways

- i. All entrance and exist driveways to a County road shall, given the physical constraints of the site, be located to afford maximum safety to traffic on the County road.
- ii. Lots abutting both County and existing municipal or other internal roads shall, where feasible, have the driveways entering onto the municipal or internal road unless sight distance and/or substandard vertical or horizontal grades dictate otherwise.
- iii. Lots abutting two or more County roads shall, where feasible, have the driveways entering the County road with the lesser functional classification unless sight distance and/or substandard vertical or horizontal grades dictate otherwise.
- iv. Where a site occupies a corner of two intersecting roads, no driveway entrance or exit shall be located within 25 feet of the point of tangency of the existing or proposed curb radius of that site.
- v. Lots abutting both a County road and a possible future municipal or internal road shall gain access

to the proposed lots from a common driveway which shall be located within the future municipal or internal road. Although the driveway is common between owners it may be constructed as two separate drives and maintained by the individual owners but having a common edge between them; or have in their deed restriction the following clause:

"Upon the completed construction of a municipal or internal road adjacent to the (N,S,E,W) property line of lot ____, block ____, in the _____ of _____, the driveway(s) which currently have access to County Route _____ on a conditional permit shall revert to the municipal or internal road."

Prior to final approval of the land development by the County Planning Board, a copy of the deed shall be submitted for review.

All such driveway permits issued by the County Road Supervisor shall be "Conditional Permits" expiring upon the completion of the municipal or internal road.

It is the responsibility of the applicant to inform the appropriate agencies i.e. local building inspector and other interested parties of the aforementioned requirements such that the location and positioning of the building(s) is conducive to such a relocation of the driveway(s).

c) Angle of Driveway Intersection

i. Two-way operation

Driveways used for two-way operations shall be constructed so that the centerline of the driveway is perpendicular to the centerline of the County road (or to the tangent at the point of intersection where the County road is on a curve) for a distance that is equal to the proposed right-of-way of the County road as specified on the Official Road Functional Classification Map. In no case will the angle of intersection be allowed to be less than 60

degrees, unless expressly specified in the approval statement.

ii. One-way operation

Driveways designed for right turn only in/out shall not be constructed at an angle smaller than 45 degrees with a County road unless acceleration and deceleration lanes are provided.

Driveways designed for both left and right turn shall intersect the County road at an angle of 90 degrees, or as close to perpendicular as site conditions allow. In no case will an angle of less than 60 degrees be permitted.

d) Sight distance

All driveway intersections with a County road shall, given the physical constraints of the site, be located to afford maximum safety to the traveling public and meet minimum applicable standards.

e) Clear Critical Sight Areas

Natural or man-made obstacles shall not be located in the critical sight areas. To the extent that the critical sight area is located on property owned or controlled by the developer, the County Planning Board may require that sight easements be recorded in the property deed with language making the property owner(s) responsible for maintaining adequate visibility within the critical sight area for driveways serving all uses except single use/single family residential units.

Where a single use/single family residential driveway falls adjacent to a property line, a sight easement may be required on the adjacent property to ensure safe sight distance can be maintained. Where the applicant does not control the adjacent property, a good faith attempt to obtain the sight easement may be required.

Such sight easements shall assure that an unobstructed view of the County road shall be maintained through the 20' x 100' easement, or 30' x 100' easement in the case of site plans, at any height between 2' and 10' above the surface of the roadway adjacent to the sight triangle. This provision is not intended to require the removal of all objects within the easement; traffic control devices and other man made or natural objects may remain if it can be demonstrated that they do not obstruct the view of oncoming traffic.

The County shall have the right-of-entry to remove any obstruction to vision within the sight easement area not conforming to the standards set forth above, following due notice to the property owner.

f) Common Drives

In order to minimize the conflicts of driveways entering the County road the County Planning Board may require common driveways between lots except where sight distance or site conditions dictate otherwise. The common edge of the drives shall be maintained through the County right of way. Sight easements may be required in accordance with paragraph e) above.

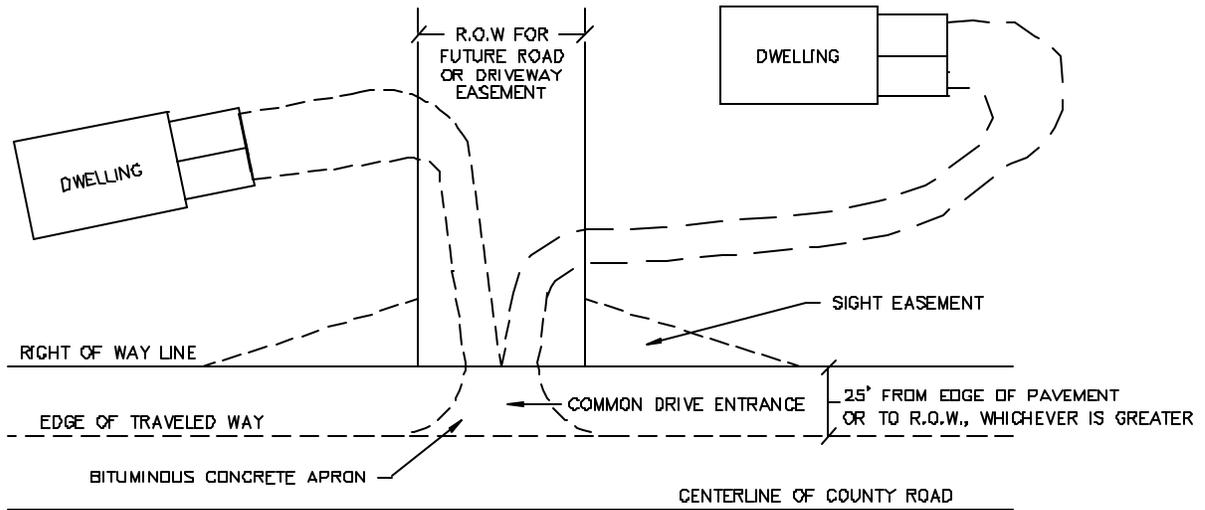


DIAGRAM # 4
COMMON DRIVEWAY/FUTURE ROAD R.O.W.

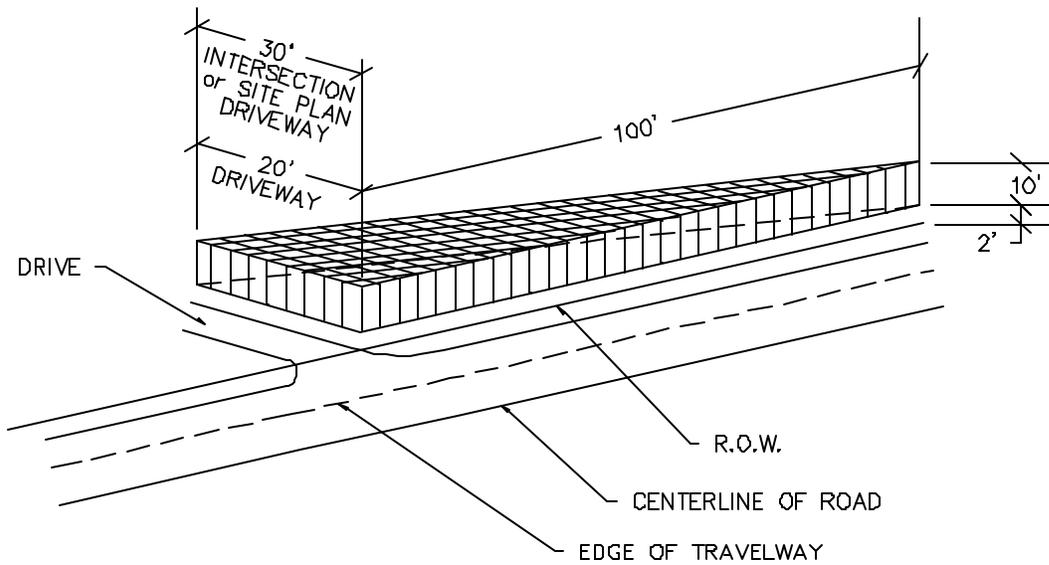


DIAGRAM # 5
CRITICAL SIGHT AREA

g) Prohibited Driveway Locations

No entrance or exit driveway shall be located on the following portions of a County road unless otherwise approved by the County Engineer:

- i. on a rotary or circle
- ii. on a ramp of an interchange
- iii. within 20 feet of the beginning of any ramp or other portion of an interchange.

h) Driveway Dimensions
Sites With County Road Access

Driveways shall be designed to adequately accommodate volume and character of vehicles anticipated to access the site. The required maximum and minimum dimensions for driveways are indicated in the following Table 3. Driveways serving large volumes of daily traffic over 25 percent of which is truck traffic shall be required to use the high to maximum dimensions:

TABLE 3 - DRIVEWAY DIMENSIONS

One-Way Operation			Two-Way Operation		
Driveway Width in Feet	Depressed Curb* in feet	Curb Return Radius in feet	Driveway Width in feet	Depressed Curb* in feet	Curb Return Radius in feet
(1) 10 - 15	16 - 21	20 min.	24 - 28	30 - 34	20 min.
(2) 10 - 18	16 - 24	20 min.	24 - 30	30 - 36	20 min.
(3) 12 - 24	18 - 30	25 - 40**	24 - 30	30 - 36	25 min.
(4) 12 - 24	18 - 30	25 min.	24 - 30	30 - 36	25 min.

- (1) 5-10 Residential dwelling units
- (2) > 10 residential dwelling units
- (3) commercial and industrial uses
- (4) service stations

* optional at the recommendation of the Hunterdon County Engineer
 ** determined by the Hunterdon County Engineer with respect to vehicle type associated with the use

i) Driveway Curbing

Curbing may be required at driveways on a County road at the following locations:

- i. Along the curb returns specified in the chart above plus 25 feet along the County road from the point of tangency of each curb return with the curb line.
- ii. Where the option is available and with the approval of the County Planning Board, along the depressed curb line plus an additional 15 feet in both directions along the County road.

j) 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. Where no curbing exists in the area, the curbline shall be set in accordance with Section 403.B.1.

k) Design Specifications for Curbs

Refer to Section 403.B.8

l) Standard Driveway Detail

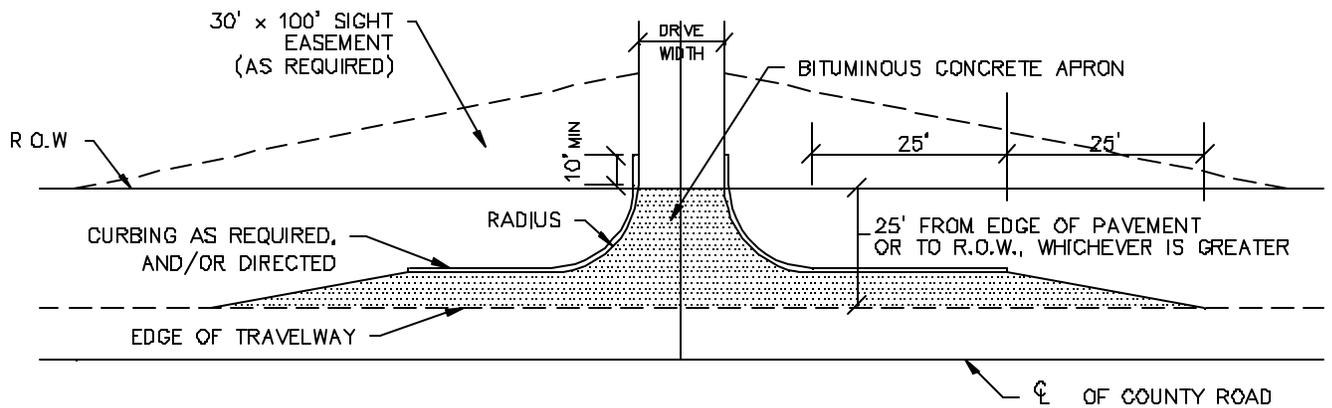


DIAGRAM # 6
STANDARD SITE PLAN DRIVEWAY DETAIL : CURB RETURNS

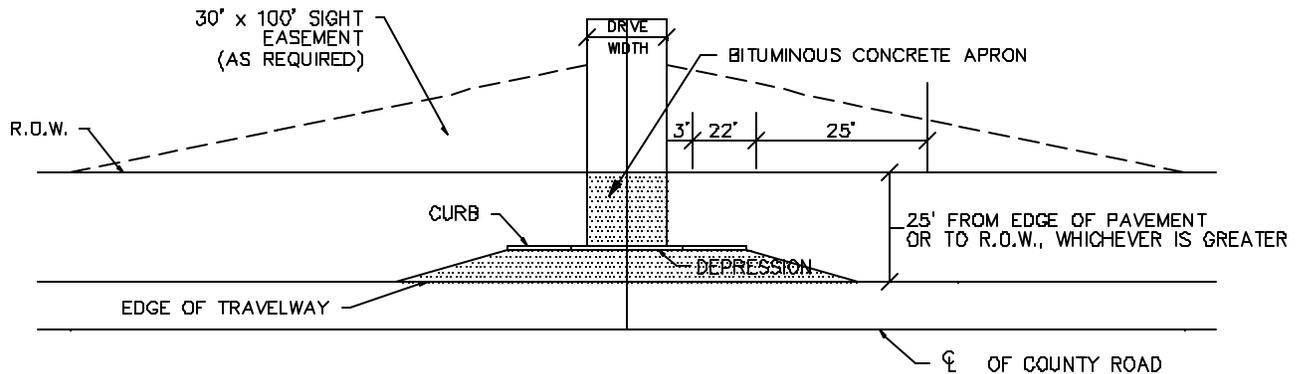


DIAGRAM # 7
STANDARD SITE PLAN DRIVEWAY DETAIL : DEPRESSED CURB

m) Auxiliary Lanes

Auxiliary lanes shall be designed in accordance with AASHTO publication Geometric Design Guide for Resurfacing, Restoration, and Rehabilitation of Highways and Streets, or any other supplement or revisions thereto, as deemed appropriate by the County Engineer. A traffic report may be required.

n) Driveway Surface/Pavement

For a minimum distance of 25 feet from the near edge of the paved travelway or paved shoulder of the County road, the driveway shall be surfaced to the following minimum specifications:

i. Base course:

Residential:

6" soil aggregate designation I-5
 rolled and compacted.

Commercial:

6" bituminous stabilized base mix, I-2.

ii. Top course (residential and commercial)

2" compacted thickness bituminous concrete surface course
 mix, I-5.

o) Driveway profile

Any vertical curve on a driveway shall be flat enough to prevent the dragging of any vehicle undercarriage. The maximum permitted gradients for driveways are shown below. The profile dimensions given beyond the side walk are maximum for grades and minimum for grade lengths. Should the sidewalk be so close to the curb at a depressed curb driveway as to cause the ramp to be too steep and be likely to cause undercarriage drag, the sidewalk shall be appropriately lowered to provide a suitable ramp gradient. An application of this is shown in Diagrams 8, 9, 10 & 11.

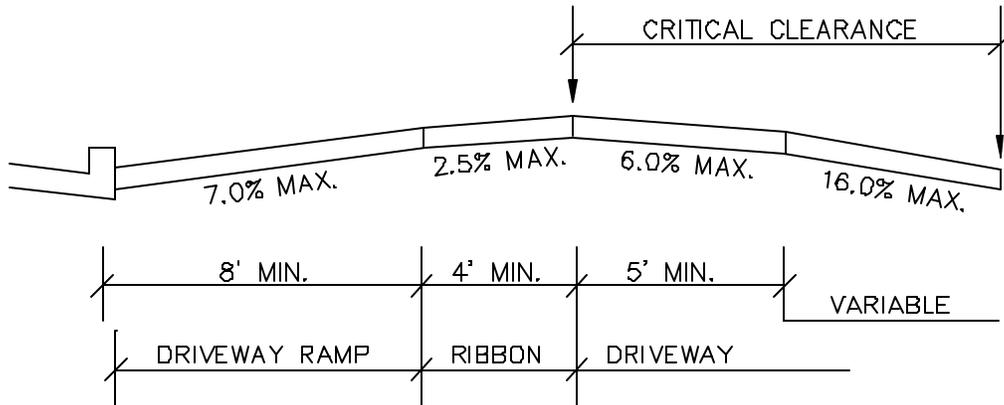
p) Driveway - Drainage

Any driveway subject to the provisions of this Resolution shall contain gutter or drainage pipe or both as may be determined by the County Road Supervisor upon application for a Driveway Permit, and/or as shown in the approved site plan for the development.

q) Driveway Permit - New Lots Along a County Road

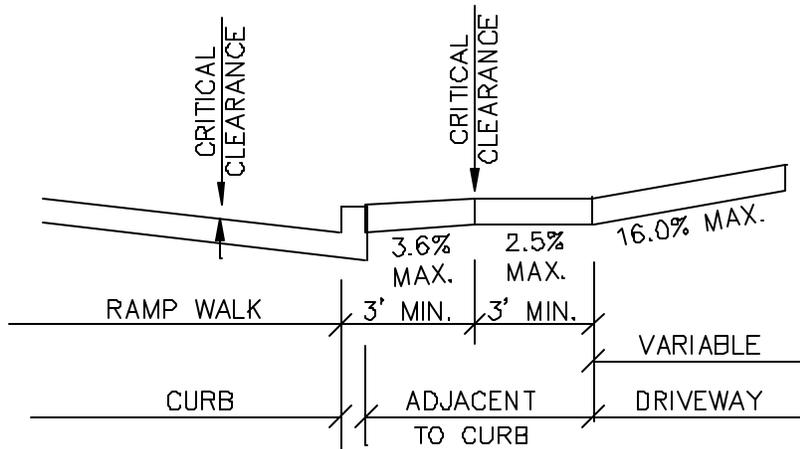
Any party applying for a driveway permit for an approved subdivided lot shall submit a plan in sufficient detail to the Hunterdon County Road Supervisor for his approval prior to the issuance of the said permit. The plan shall show and/or include the following information:

- i. A plot or site plan showing the driveway for its entire length and its relation to the County road, and show that there exists sufficient sight distance to meet the requirements of Section 403.B.7.d,e of this Resolution.
- ii. A profile of the driveway showing existing and proposed centerlines, grades and elevations for its entire length.



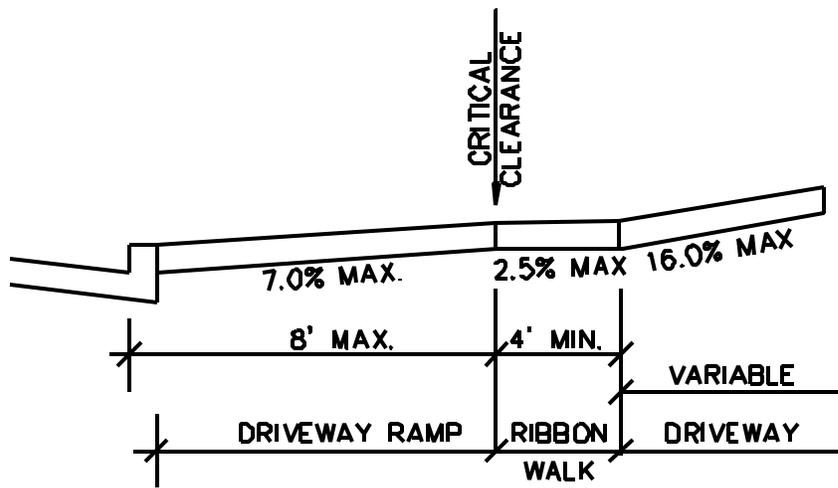
1 SIDEWALK 8' or MORE FROM CURB * DOWNHILL DRIVE

DIAGRAM # 8



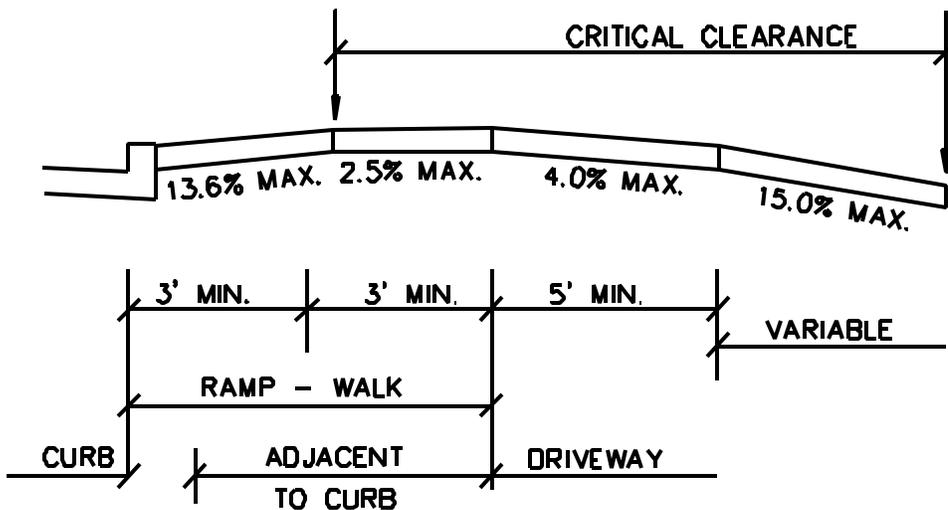
2 SIDEWALK WITHIN 8' of CURB * UPHILL DRIVE

DIAGRAM # 9



3 SIDEWALK 8' or MORE FROM CURB * UPHILL DRIVE

DIAGRAM # 10



4 SIDEWALK WITHIN 8' of CURB * DOWNHILL DRIVE

DIAGRAM # 11

- iii. A plan showing the type of storm drainage proposed at the driveway entrance to the County road including sizes and materials of pipes, culverts and gutters, elevations typical cross-sections, construction details and any other information deemed necessary by the applicant to the proper analysis of the proposed installation.
- iv. Such other information as the Road Supervisor may require after preliminary review of the permit application and the plans submitted.
- v. All driveways providing access off a County road must, at a minimum, be constructed with a design to allow vehicle turnaround and thus eliminate the need to back out onto a County road.

8. Curbing

In addition to curbing at intersections and curbing at driveway entrances, each land development located along a County road may be required to install curbs along the entire property frontage if:

- * Curbing is deemed necessary for traffic control; or
- * Curbing is required by the County Engineer to handle an existing or potentially adverse drainage or safety condition.

a) Exemptions to Requirements for Curbs

Curbing required as specified above may be adjusted or waived by the Planning Board at the recommendation of the County Engineer.

b) Villages, Hamlets and Historic Districts

Curbing requirements in villages, hamlets and historic districts shall be consistent, where appropriate, with the existing visual character and physical characteristics of the area. Typical design standards in these areas may be waived by the Hunterdon County Planning Board if deemed appropriate.

c) Curb Specifications

i. 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. Where no curb exists in the area, the curblines shall be set in accordance with the typical County road cross section, Section 403.B, Diagram 1.

ii. Curb Detail - Concrete Vertical Curb
(See Diagram #12)

iii. Curb Detail - Granite Block
(See Diagram #13)

iv. Curb Detail - Sloped
(See Diagram #14)

v. Curb Detail - Depressed
(See Diagram #15)

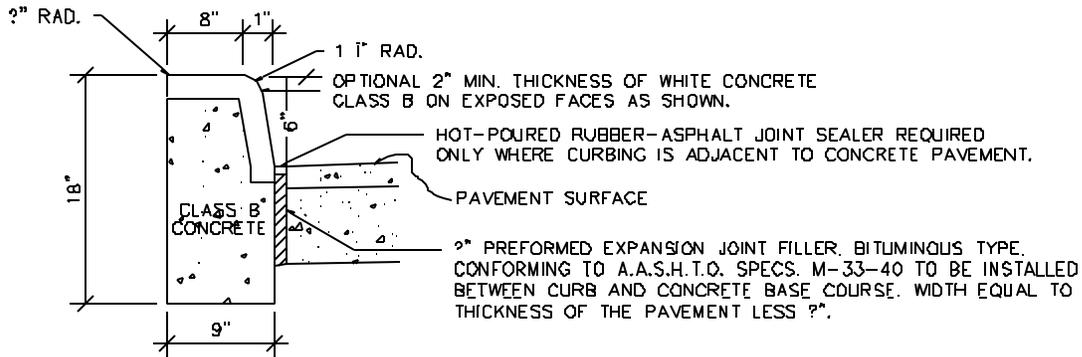
9. Sidewalks

a) County Sidewalk Requirement

Where there is no local ordinance requiring the installation of sidewalks, the County Planning Board may, in order to protect pedestrian traffic while facilitating vehicular movement, require that they be provided within the County right-of-way.

b) Board Approval over Municipally Required Sidewalk

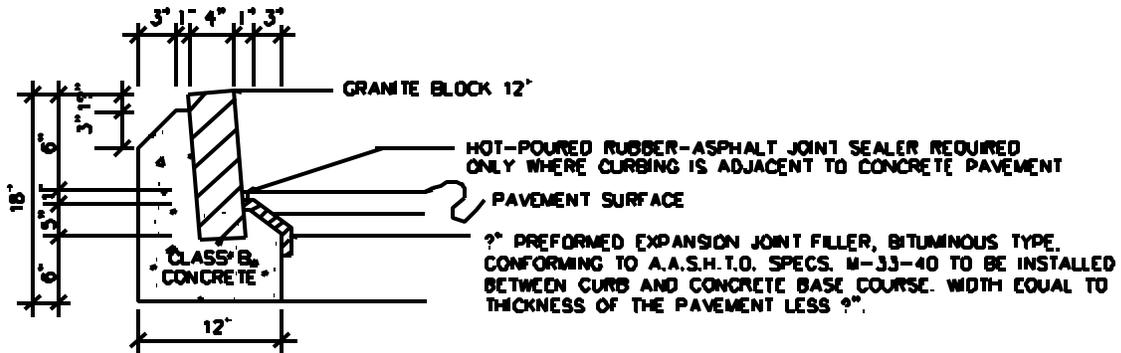
In instances where municipalities require sidewalks to be provided within the County right-of-way, the County Planning Board in conjunction with the County Engineer, shall have final discretion in their location and construction.



NOTE

TRANVERSE JOINTS 2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS - IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS FOR TYPE III FILLER IN A.A.S.H.T.O. SPEC. M-153 RECESSED 1" IN FROM FRONT FACE AND TOP OF CURB. EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

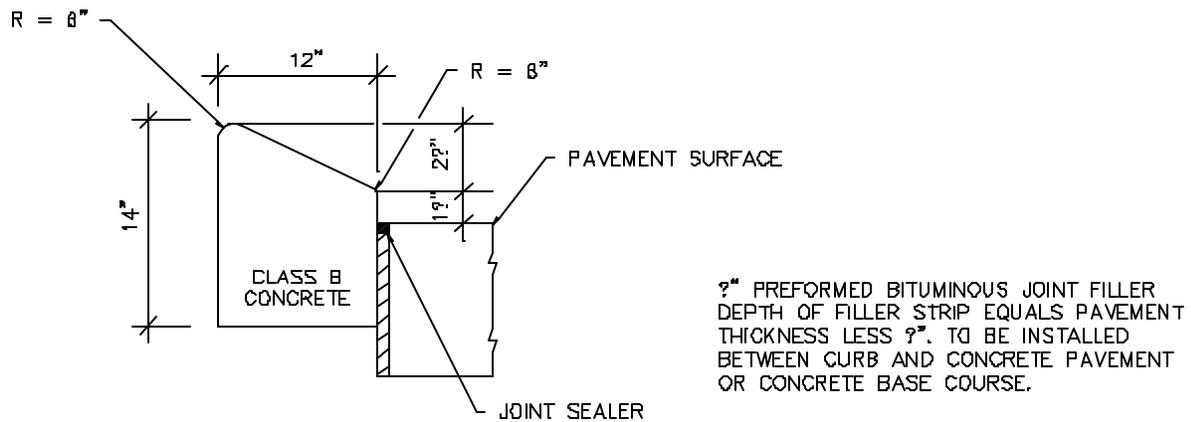
DIAGRAM # 12
WHITE CONCRETE VERTICAL CURB DETAIL



NOTE

TRANVERSE JOINTS 2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS - IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS FOR TYPE III FILLER IN A.A.S.H.T.O. SPEC. M-153 RECESSED 1" IN FROM FRONT FACE AND TOP OF CURB. EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

DIAGRAM # 13
GRANITE BLOCK CURB DETAIL



NOTE

$\frac{1}{2}''$ PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE,
 TO BE INSTALLED BETWEEN THE CURB AND THE CONCRETE PAVEMENT OR
 CONCRETE BASE COURSE.

TRANSVERSE JOINTS $\frac{1}{2}''$ WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE
 FILLED WITH PREFORMED BITUMINOUS - IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH
 THE REQUIREMENTS FOR TYPE III FILLER IN A.A.S.H.T.O. SPEC. M-153 RECESSED $\frac{1}{2}''$ IN FROM
 FRONT FACE AND TOP OF CURB. EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL
 BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

DIAGRAM # 14
CURB DETAIL SLOPED

c) Maintenance of Sidewalks

Prior to approving municipally required sidewalks within the County right-of-way the Board shall be furnished with evidence showing that the municipal governing body has adopted an ordinance which places the maintenance responsibility of said sidewalks either on the municipality or the abutting landowners.

d) Sidewalks Specifications

If a sidewalk is required as a condition of approval under this Resolution or is required by a municipality, such sidewalk shall be located in accordance with local specifications. In the event that no local specifications exist, the following shall apply:

- i. Sidewalk material: Sidewalks shall be constructed of portland cement concrete, Class B, air-entrained, in accordance with the standards and specifications of the New Jersey Department of Transportation. Portland cement sidewalk is hereinafter termed concrete sidewalk.
- ii. Sidewalk location: Sidewalks shall be a minimum of four feet in width. The outside edge of the sidewalk shall be one foot inside the right-of-way line except in commercial areas and when safety issues dictate otherwise.
- iii. Sidewalk grade: In "cut" areas, the sidewalk shall conform to standard slope specifications which call for 1/4" per foot falling toward the top of a standard curb. In fill areas, the sidewalk shall slope 1/4" per foot falling from the top of a standard curb.

e) Sidewalks in Villages, Hamlets and Historic Districts

Sidewalk requirements in villages, hamlets and historic districts shall be consistent, where appropriate, with the existing visual character and physical characteristics of the area. Typical design standards in these areas may be waived by the Hunterdon County Planning Board if deemed appropriate.

10. Shoulder Improvements

a) Design Standards

To prevent potential traffic hazards and impediments to traffic flow, land developments located along a County road may be required to install shoulder improvements along the entire frontage of the County road in conformance with the typical County road cross section as shown in Section 403.B, Diagram 1.

b) Villages, Hamlets and Historic Districts

Shoulder improvement requirements in villages, hamlets and historic districts shall be consistent, where appropriate, with the existing visual character and physical characteristics of the area. Typical design standards in these areas may be waived by the Hunterdon County Planning Board if deemed appropriate.

11. Left Turn Lanes, Passing Lanes, Jughandles, Overpasses - General Requirements and Warrants

Installation of the above structures or traffic control features, or the proportional participation by developers in the costs of land acquisition and their construction, may be required by the County Planning Board, on the advice of the County Engineer or based upon a traffic report under one or more of the following circumstances:

- a) Where a Master Plan, or an Official Map for a particular location or County-wide area exists which shows proposed locations of such structures or facilities.
- b) Where adequate sight distance cannot be achieved without the installation of one or more of the above noted structures or facilities.
- c) Where an access point is located so as to limit or constrain weaving or lane change distances below the minimum standards as specified in AASHTO.
- d) Where a level of service "C" or below, as described by AASHTO, would result on the County road during the

time the road would be utilized by vehicles entering or leaving the development.

- e) Where the roadway is classified as a "Major Collector" on the map entitled "Official Functional Classification of Municipal and County Roads" and the Average Daily Traffic Count (ADT) is a minimum of 9000 vehicles.
- f) Where there is a history of safety concerns or an identified problem as determined by the Office of the County Engineer.

12. Off-Street Parking and Off-Street Loading

a) Number of Off-Street Parking Spaces

Each development subject to County Planning Board approval shall provide on its lot the number of off-street parking spaces required by any ordinance of the municipality in which the development is located.

Sufficient off-street parking, off-street loading and customer service areas shall be so designed to eliminate adverse impacts to the County road.

13. Signs

a) Directional; Regulatory

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 approval, require the installation of specified directional, regulatory or advisory signs or pavement markings at designated locations. Such signs shall be of a size, color and design as specified in the "Manual on Uniform Traffic Control Devices for Streets and Highways" (MUTCD), as amended and supplemented, or by the New Jersey Department of Transportation and/or the County Engineer.

b) Advertising

No advertising sign, device or marking may be designed to be erected on or overhang a County right-of-way.

Advertising signs which revolve, move, flash, or give the illusion of movement shall be prohibited within 25 feet of the existing or proposed future curblines. Municipal controls shall apply if more restrictive.

c) Placement

No sign shall be placed within the County right-of-way, in accordance with a Resolution adopted by the Hunterdon County Board of Chosen Freeholders on November 26, 1991.

14. Soil Erosion and Sedimentation Control

Appropriate soil erosion and sediment control measures shall be required, as mandated by Chapter 251, P.L. 1975, as heretofore amended, and enforceable by the Soil Conservation District or designated local approval authority.

404.

Stormwater Management

A. General Requirements

1. Purpose of Review

Development contributes to increased flooding, increased channel erosion and increased quantities of pollutants. Regulation of increased stormwater runoff from such development can control to some extent the adverse impacts on the County's water resources. The County Engineer will review each development for conformance to the design standards set forth herein to regulate the discharge of stormwater runoff.

2. Applicability

The Stormwater Management Standards are applicable to any of the following types of development:

- (a) All site plans and subdivision plans subject to County review (except as provided in (b), below).
- (b) Any construction of storage, distribution or treatment facilities (excluding on-site sewage disposal systems) for liquid waste.

- (c) Any development adding impervious surface where County facilities will be damaged or overtaxed by development.

Any imposed conditions will be based upon the stormwater runoff that is generated on or by the land development and its overall impact to County drainage facilities. However, in cases where impervious surface is being added to a developed site, conditions may be imposed only on the new coverage if it can be shown that existing site runoff conditions are adequately addressed and the cumulative effect is of no detriment to County facilities.

All projects must conform to County standards unless the municipal or State standards are more restrictive.

3. Submission Requirements

The following information is required for each proposed project.

- (a) Topographic Base Map

Topographic base map of the site extending a minimum of 200 feet beyond the limits of the proposed development at an appropriate scale to fit on one standard size sheet, showing one or two foot contour intervals. The base map will also indicate existing surface water drainage structures, marshlands, woodlands, existing man-made structures, roads, utilities, property boundary with metes and bounds and significant natural and man-made features not otherwise shown. This map should include all the watershed boundaries and time of concentration path for predeveloped conditions. Natural ponding areas must be shown.

- (b) Vicinity Map

The map must indicate at least the following: roads, pedestrian ways, access to the site, adjacent land uses, existing open space, public facilities, utilities, drainage (including, specifically, streams and other surface water shown on U.S.G.S. and soils map), and other significant features not otherwise shown.

(c) Stormwater Management Map

A map at a scale of the topographical base map indicating the location of proposed buildings, roads, parking areas, utilities, structural facilities for managing stormwater and sediment control, and other permanent structures. The map will also clearly show areas where alterations in the natural terrain, cover, and grade are proposed, and changes in natural cover, including lawns and other landscaping. Soil types based upon the Soil Conservation Service Soil Survey will be shown. This map should also show all the watershed boundaries and time of concentration path. All natural and proposed ponding areas must be shown. Any unique, unusual or environmentally sensitive features should be identified on the map.

(d) Stormwater Management Report

- (i) Project description including total area to be paved or built upon, estimated land to be occupied by stormwater management facilities and the type of vegetation thereon, and details of the plan to manage surface water.
- (ii) Computations of average "C" values or curve runoff numbers must include soil types and existing and proposed land uses. Use Table 2-2a - Runoff Curve Numbers for Urban areas from SCS Technical Release 55; for SCS Method, use Table 4 of this Section for Modified Rational Method.
- (iii) Maximum discharge and total volume of runoff which would occur from the project area before and after development for the following storms:
 - * One and 1/4 inch of rainfall occurring within 2 hours, or 1 Year, 24 Hour SCS Type III Storm
 - * The specified design storms: 2 Year, 10 Year and 100 Year, 24 Hour SCS Type III.

The source of any computerized programs should be clearly referenced by name and date of last update.

- (iv) Calculations for runoff after development must include detention characteristics and hydrograph routings. Calculations for determination of the time of concentration must be provided. The path of surface runoff used to determine the time of concentration should be shown on the topographic base map for predeveloped conditions and stormwater management map for post-developed conditions. Time of concentration and travel time calculations are to be completed in accordance with Chapter 3 of the SCS Technical Release 55. Calculations must be made for off-site and uncontrolled drainage areas.
- (v) Design and calculations of temporary sediment basins, rip-rap aprons, swales and other soil erosion and sediment control features must be provided. Design and calculations will be in conformance with the Standards for Soil Erosion and Sediment Control in New Jersey.
- (vi) Hydrologic and hydraulic calculations for the storm sewer collection systems, culverts, and other stormwater facilities.
- (vii) Hydrologic and hydraulic calculations for stream delineations, floodway and flood hazard limits in accordance with the NJDEP Stream Encroachment Manual.

B. Design Standards

1. General Standards

The project plans submitted should demonstrate careful consideration of the general and specific concerns of the County Growth Management Plan and applicable municipal, regional and state stormwater management programs and be based on environmentally sound site planning, engineering and architectural techniques.

2. Alternatives to Detention Basins

It is not necessary that stormwater management requirements be satisfied by means of detention basins. Rooftop storage, tanks, infiltration pits, dry wells or other acceptable methods may be used for the purpose, with appropriate consideration for groundwater pollution, potential length of life and feasibility of continued maintenance. Certain types of infiltration practices are subject to the NJDEP Discharge to Groundwater Regulations.

Nonstructural management practices, such as cluster land use development, open space acquisition, conservation of agricultural and critical constraint lands, stream encroachment and flood hazard control should be coordinated with detention requirements.

Volume control is usually limited to the use of infiltration basins, trenches and dry wells. Infiltration basins must be carefully analyzed for permeability of soil, seasonal high water table and necessity for maintenance of deposited sediments in order to prevent clogging by colloidal particles. Even more important, it is absolutely essential that possible groundwater contamination be taken into account.

The use of infiltration basins is discouraged because of their high failure rate. Although infiltration basins can be cleaned out to remove accumulated sediments, this is not the case for infiltration trenches and dry wells. The use of underground basins and perforated pipes for the purpose of infiltration is strongly discouraged because of restricted access which discourages proper maintenance. However, if the County determines that there are absolutely no other feasible alternatives, the County may allow their use provided that:

- (a) There is at least three feet or more vertical separation between the bottom of the basin and the seasonal high water table proven by soil logs taken in the location of the proposed basin;
- (b) The soil texture is sand, loamy sand or sandy loam as described by the U.S. Department of Agriculture. Soil permeability testing is required in the location of the proposed basin;
- (c) Runoff is filtered to remove TSS (Total Suspended Solids) prior to discharge into the basin or pipe;
- (d) No topsoil is placed in the basin;

- (e) The basin bottom is scarified after the basin is formed, after which no machinery or equipment may enter within the basin;
- (f) The entire volume of runoff generated by the water quality design storm is contained in the basin and recharged into the ground within 72 hours;
- (g) A backup drainage system is provided to handle the excess flows from the basin in the event of a basin failure.
- (h) Provision is made for additional capacity capable of holding an estimated 20 years of suspended load. Calculations shall be in accordance with "Stormwater and Nonpoint Source Pollution Control Best Management Practices Manual", December 1994, Chapter 6, Section 6-2, "Estimating Pollutant Loading".

NOTE: Conditions (a) through (g) apply to all infiltration basins; Conditions (a) through (h) apply to all subsurface infiltration basins.

Detention basins may be seeded with a wildflower mix or planted with appropriate vegetation provided the function of the basin is not compromised.

C. Flood and Erosion Control Standards

1. Detention Facilities

A detention facility should accommodate site runoff generated from 2 year, 10 year and 100 year, 24 hour storms, considered individually (in each case a Type III Rainfall as defined in Soil Conservation Service Publications). Runoff greater than that occurring from the 100 Year 24 Hour Storm will be passed over an emergency spillway. Detention will be provided such that after development the peak rate of flow from the site will not exceed the corresponding flows which would have been created by similar storms prior to development. Detention

basins do not reduce the increased volume of runoff caused by development; therefore, the rate of control must be adjusted to safely control the increased volume.

It is possible for flooding in a given watershed to be aggravated by the combined effects of detention basins, if the basins are improperly placed. Detention basin located in downstream areas hold back peak flows so that the flow coincides with the peak flow from upstream. This situation must be investigated with supporting calculations of downstream effects. Water quality controls are required as a minimum in all cases.

Detention basins with a permanent pool of water must provide safety ledges and/or gently sloping sides. Provisions must be made for proper water circulation, control of aquatic plants, and continued maintenance including dredging to maintain proper depth.

Dry detention basins should be shaped to blend with the natural topography. The bottom of the dry detention basin must be at least two feet vertically above the seasonal high groundwater table. Dry detention basins are to be graded to provide a positive overland flow. Low flow channels and underdrains should be considered for assisting positive drainage.

If detention basins are provided through which water passes at times other than following a rainfall, the NJDEP should be consulted concerning design criteria for detention basins on-stream. It will be necessary to pass certain low flows. On-stream detention basins should be planned to the maximum extent possible to control runoff from all upstream watersheds assuming a fully-developed condition. Provisions for contributions or assessments from future upstream developed sites should be coordinated before the construction of an on-stream detention basin.

2. Outlet Devices

In all cases, multiple level outlets or other fully automatic outlets are to be designed so that discharge rates from the development for the design storms will not be increased from what would occur if the development were not constructed. Outlet waters must be discharged from the development at such locations and velocities as not to cause additional erosion or cause additional channels downstream of the development. No outlets will be

permitted directly into adjacent lands without proof of a zero increase in the rate of runoff and a stability analysis of the off-site channel. If there is no stable outlet downstream, an off-site easement must be obtained to a stable outlet. Outlets from detention facilities are to be designed to function without manual, electric, or mechanical controls.

Location of the principal outlet should allow for easy vehicle access. The outlet structure must be designed to withstand all anticipated pressures and/or loadings. Outlet structures will involve multi-stage outlet systems. The lowest outlet will be designed to achieve prolonged retention requirements for water quality control. The remaining outlets located above the water quality peak detention pool elevation must control the required design storms.

Debris and sediment will accumulate around the outlet structure. Trash racks with hinges are required to protect the outlet from clogging. The inclined vertical bar rack is recommended for the lower stage outlets to facilitate debris removal. The inside of the outlet structure should be depressed below the lowest outlet to minimize clogging of this outlet due to sedimentation.

3. Dams

Any stormwater basin that impounds water through the use of an artificial dike, levee or other barrier may be subject to the New Jersey Dam Safety Standards. All such dams must be designed, constructed, operated and maintained in compliance with said Standards and all other applicable laws and approved by the New Jersey Department of Environmental Protection.

The minimum top width of the embankment must be 10 feet. Side slopes of the settled embankment should not be less than 3 horizontal to 1 vertical. The minimum elevation to the top of the settled embankment must be 1 foot above the water surface created by the maximum design storm. Design height of the basin embankment is required to be increased 10 percent where hauling equipment is used and 5 percent where compaction equipment is used.

4. Emergency Spillways

Emergency spillways are required on all detention basins and will be designed to at least pass the SCS 100 Year, 24 Hour post-

developed peak discharge tributary to the detention basin. Detention basins with dams subject to N.J.A.C. 7:20, the New Jersey Dam Safety Standards, must comply with those Emergency Spillway Requirements.

Emergency spillway are to be located in cut sections wherever possible. Stable channels must be provided to convey stormwater through the emergency spillway to the discharge points.

5. Off-site Drainage

Stormwater runoff from areas off-site may be passed across the development site without detention. If the off-site drainage enters the detention basin provided for the development, the detention basin design must handle this additional flow.

Stormwater runoff that originates on site may be passed downstream without control provided an equal amount of off-site drainage is controlled.

This exchange of water will be permitted only if the site runoff is not more polluted than the corresponding off-site runoff.

6. Uncontrolled Runoff

Since it is difficult to control 100 percent of the development site stormwater runoff, provisions must be made to regulate uncontrolled runoff to the maximum extent practical. Uncontrolled runoff is stormwater flow not tributary to detention basins or other stormwater control facilities on the development site.

The total peak runoff from the site after development can not exceed predeveloped rates, therefore uncontrolled runoff will be allowed only if:

- (a) The stormwater control facilities on-site are adequately sized to reduce the composite (summation of controlled and uncontrolled) peak rates of runoff to below predeveloped conditions for the entire site.
- (b) The uncontrolled runoff will not exceed predeveloped peak rates at the point of discharge. Uncontrolled runoff must be limited to overland and swale flows.

7. Joint Detention Facilities

In many instances, the provisions of separate detention facilities for a number of single sites may be more expensive and more difficult to maintain than provisions of joint facilities for a number of sites. In such cases, the County will be willing to consider provisions of joint detention facilities which will fulfill the requirements of this regulation. In such cases, a properly planned staged program of detention facilities may be approved by the County.

8. Detention Facilities in Flood Hazard Areas

Detention facilities proposed within flood hazard areas are required to be designed in accordance with applicable NJDEP standards and approved by NJDEP.

9. Exceptions

When properly sized detention facilities are unable to be constructed and the requirement for zero net increase in runoff cannot be adhered to, the developer may be required to provide adequate drainage facilities in such a manner as to not overburden the County drainage facilities, and to share in the costs of improvements to existing County drainage structures and facilities requiring enlargement, modification or reconstruction as a result of the increase in runoff from the development. To facilitate the review of proposed drainage facilities for a development, design calculations prepared by the developer's engineer are required to accompany the development plan.

405.

New Bridges and Culverts

- A. Where existing bridges and/or culverts are to be replaced, modified or enlarged, or where a new culvert or bridge is to be constructed which may at a later date be taken over by the County of Hunterdon, the developer's engineer should confer with the County Engineer before starting any construction plans, or filing for any permits, e.g. stream encroachment.

- B. Preliminary design information required under development plan submission is to be submitted along with hydraulic calculations for the type of structure to be modified or constructed. Once approved by the County Engineer, permits must be applied for by the applicant from the NJDEP.
- C. Complete plans and specifications along with complete hydraulic calculations and structural calculations are to be submitted after the permit is secured from the NJDEP. A copy of the permit is also required to be submitted.
- D. Structures must be designed in accordance with Section 411 of these Standards.
- E. Hunterdon County Department of Roads and Bridges will assume responsibility for maintenance of culverts/bridges with a 5 foot circular opening width or greater, or any structure conducting water from a watershed of 320 acres or greater.

406.

Widening Existing County Bridges and Culverts

- A. Where a developer's frontage includes both sides of a stream and the existing structure has an opening equivalent to a six (6) foot diameter pipe, or less, and has adequate waterway area and is not scheduled for replacement by reason of hydraulic or structural inadequacy, the developer may be required to widen the culverts to the full width of the proposed right-of-way. If the developer proposes to bond construction, the cost will be determined by the County Engineer using current competitive bid prices for the units involved.
- B. In the case of structures greater than six (6) feet in diameter (or equivalent), the developer may be assessed, based on the traffic generated from the developer's project, a cash payment sufficient to cover the developer's share of the cost of improvements. The County Engineer, upon approving the plans, will set the fair share cost of improvements. Plans for proposed work must have the necessary NJDEP permits and the approval of the County Engineer.

407.

Bridges and Culverts Downstream of Project

- A. All County drainage facilities are assumed to be designed to accommodate the natural drainage flows.
- B. In the absence of a plan depicting specific detailed stormwater control facilities, all developments, regardless of size, above an existing County bridge or culvert will be considered to directly increase the hydraulic requirements of that structure.
- C. If stormwater control facilities are proven not feasible or justified, the County Engineer may allow a structure replacement or proportionate share payment thereof.
- D. All developments draining to a County facility are required to calculate the additional stormwater runoff caused by the development (see Section 404). If the discharge in terms of rate of flow from the development is greater than that which would occur under natural conditions then the applicant may be required to pay a proportionate share of the cost of upgrading the system.
- E. The proportion of the cost of such facilities will be equal to the proportion that the acreage of the proposed development bears to the acreage of the entire drainage basin. The developer's engineer will perform all calculations of storm runoff based on consideration of the physical features of the basin and the future development of the area based on the existing local zoning ordinances. The County Engineer, on behalf of the County Planning Board, will review said calculations.
- F. The proportionate cost of the drainage facility installation or alteration will be the estimated cost of installing the new facility as calculated by the County Engineer. If the County system has excess capacity, the applicant is still obligated to pay for the increase in runoff from his development.
- G. The existing floodways affected by increases in runoff due to development must be analyzed for compliance with applicable NJDEP and Soil Conservation District rules and regulations.

408.

Drainage Systems on County Roads

- A. Adequate drainage facilities will be required relating to County roads where a development would create an adverse drainage condition as a result of the construction of the project.

- B. When a drainage system or any part thereof is proposed in connection with a development which relates to a County road drainage system and additional capacity is necessary in said system to accommodate anticipated additional stormwater runoff from the future development of other areas tributary to the drainage system, the procedure of proportioning costs in Section 407.E above are to be followed.
- C. Before the developer connects with the drainage system in any County road, a permit must be obtained for the connection from the County Engineer.

409.

Hydrology - Design Criteria

- A. Selection of Hydrologic Methods
 - 1. Size of Study Area:
 - * 1-20 Acres - Modified Rational Method or SCS
 - * Over 20 Acres - SCSHEC I may be used as applicable.
- B. Recurrence Intervals
 - 1. Culvert and Bridges - 100 year storm
 - 2. Stormwater Management Facilities (i.e., Detention Basins) 2, 10, and 100 year storms
 - 3. Water Quality Facilities - 1 1/4" of rainfall within 24 hours
 - 4. Longitudinal Collection Systems - 25 year storm

Although the Longitudinal Collection System may be designed for the 25 year storm event, verification of the 100 year storm event must be provided to insure stormwater will be adequately transported to and from the stormwater management facility.

C. Modified Rational Method

1. The following information must be provided to adequately calculate stormwater runoff:
 - a. Drainage area in acres
 - b. Land Use
 - (i) Existing conditions must be considered "Meadow" in good hydraulic condition
 - (ii) "C" values shall conform to Table 4, page 67
 - c. Soil Types
 - d. Time of Concentration - Table 5, page 68
 - e. Rainfall Intensity
 - (i) Values must conform to Table 6, page 69

D. Soil Conservation Service

1. The following information must be provided to adequately calculate stormwater runoff:
 - a. Drainage area in square miles and acres
 - b. Land Use
 - (i) Existing conditions are to be considered "Meadow" in good hydraulic condition.
 - c. Runoff curve number (CN)
 - (i) CN values shall conform to TR55 Manual
 - d. Time of Concentration
 - e. 24 hour design rainfall (P)

- (i) P values shall conform to Table 6 or the TR55 Manual
- f. Ponding factors to be considered in overall drainage.

410.

Hydraulics - Design Criteria

A. Pipes

1. Pipes shall be designed to carry the maximum runoff when "flowing full". Pressure flow is not acceptable for capacity or velocity analysis.
2. The minimum design velocity shall be 2.5 ft/s
3. The maximum design grade for pipe to be placed is 10%
4. The minimum pipe diameter is 15 inches
5. Pipes shall be Reinforced Concrete Pipe Class III, Wall B
6. Pipes shall be designed with minimum 1 foot of cover
7. Mannings coefficient "N" for concrete pipe shall be .012
8. Pipes shall be installed according to the following details:
 - Backfill at Paved Areas - Diagram 17

B. Inlets and Manholes

1. Inlet and manhole spacing shall not exceed 300 feet.
2. Inlets must be spaced to provide adequate in-flow capacity for the design storm.
3. "Side Hill" inlets are not permissible
4. Inlets or manholes shall be constructed at locations of changes in pipe size, changes in pipe slope, and changes in horizontal direction.

5. All inlet castings are to be constructed with heavy duty Bicycle Safety Grates.
6. The inlet casting shall have a maximum 8" curb piece with the curb face 2" lesser in height (when located in the shoulder)
7. A minimum drop of .1 foot between pipe inverts shall be provided in each inlet or manhole. When pipe size is increased, the minimum drop will be the difference in pipe diameter.
8. All inlets and manholes shall conform to the following figures:
 - Type B - Diagram 18
 - Type E - Diagram 19
 - Manhole - Diagram 20
9. Type B Inlets shall be either set in the curb line or in bull nose curb - Diagram 21
10. Type A Inlets may only be constructed in areas impractical for the construction of a Type E Inlet.

C. Headwalls and Flared End Sections

1. Ends of pipelines starting or ending in ditches or streams shall be encased in flared end sections or headwalls (as approved by the County Engineer). Note that when pipe runs are parallel and adjacent to County roads, flared ends and head walls may not be allowed.
2. Headwalls are to be designed in accordance with Section 411 of these Standards.

D. Open Channels, Riprap Aprons, Scour Holes and other Soil Erosion and Sediment Control Details

1. All designs must be in accordance with the Standards of Soil Erosion and Sediment Control in New Jersey.

411.**Structural Requirements - Culverts and Bridges****A. General Requirements**

1. Structures must be structurally designed in accordance with the New Jersey Department of Transportation Design Manual for Bridges and Structures.
2. Structure openings must be hydraulically designed in accordance with the New Jersey Department of Environmental Protection Technical Manual for Stream Encroachment to handle the design storm and not be increased in size without the permission of the County Engineer. New or revised structures that create stream flow openings great enough to result in a bridge structure widening as defined by the National Bridge Inspection Standards published in the Code of Federal Regs. (23 CFR 650.3) require additional administration expenses resulting in an assessment fee per structure.
3. Structures must be wide enough to yield a deck geometry rating of 5 or greater as defined by Federal Highway Administration's Recording and Coding Guide for the Structure Inventory of the National Bridges (Item 68) and allow for pedestrian traffic on both sides of the road.
4. Storm drains are to discharge through the downstream wingwall for soil-bottomed culverts and through the sidewalls of the culvert if concrete or riprap bottomed. An exception to this requirement is if the storm drain is greater than 21" it may discharge through the downstream wingwall.
5. Guide Rail if required, must be in accordance with AASHTO "Roadside Design Guide" and be galvanized steel beam conforming to NJDOT CD-26, 28, 29, 30, 53, 54 and 55. In addition, the County has developed some alternate Parapet Details which may be adapted if designed by a licensed NJPE and approved by the County Engineer. The County Engineer may accept or require painting of guide rail or the use of weathering steel in various circumstances. Other guide rail systems which meet AASHTO and NJDOT standards, and have been crash tested may be considered.
6. Typical cross-sections at structures must comply with NJDOT and/or County standards.

B. Culverts

1. Box culverts - precast
 - a. Shop drawings and calculations signed and sealed by a Professional Engineer licensed in the State of New Jersey.
 - b. All design criteria must conform to the NJDOT Design Manual with the following exceptions:
 - (i) All reinforcement steel is to be epoxy coated.
 - (ii) Catalytic Sealer (System 90-II by Edison Chemical Co. - or equal) must be applied in lieu of epoxy waterproofing seal coat.

C. Wingwalls and Abutments

1. Precast wingwalls and abutments are not allowed in Hunterdon County on structures greater than 36" span.
2. Must conform to NJDOT Design Manual for Bridges and Culverts with the following supplemental requirements:
 - a. When the wingwalls or abutments are located within 15 feet of the edge of the roadway, the headwall or wingwall must be constructed with epoxy coated reinforcement and seal coated with two (2) coats of an acceptable catalytic sealer to prevent damage from road salts.
 - b. The wingwalls or abutments are to have a County assigned number attached. The following methods are acceptable:
 - (i) Cast into the walls
 - (ii) Bronze plaque attached to the wall

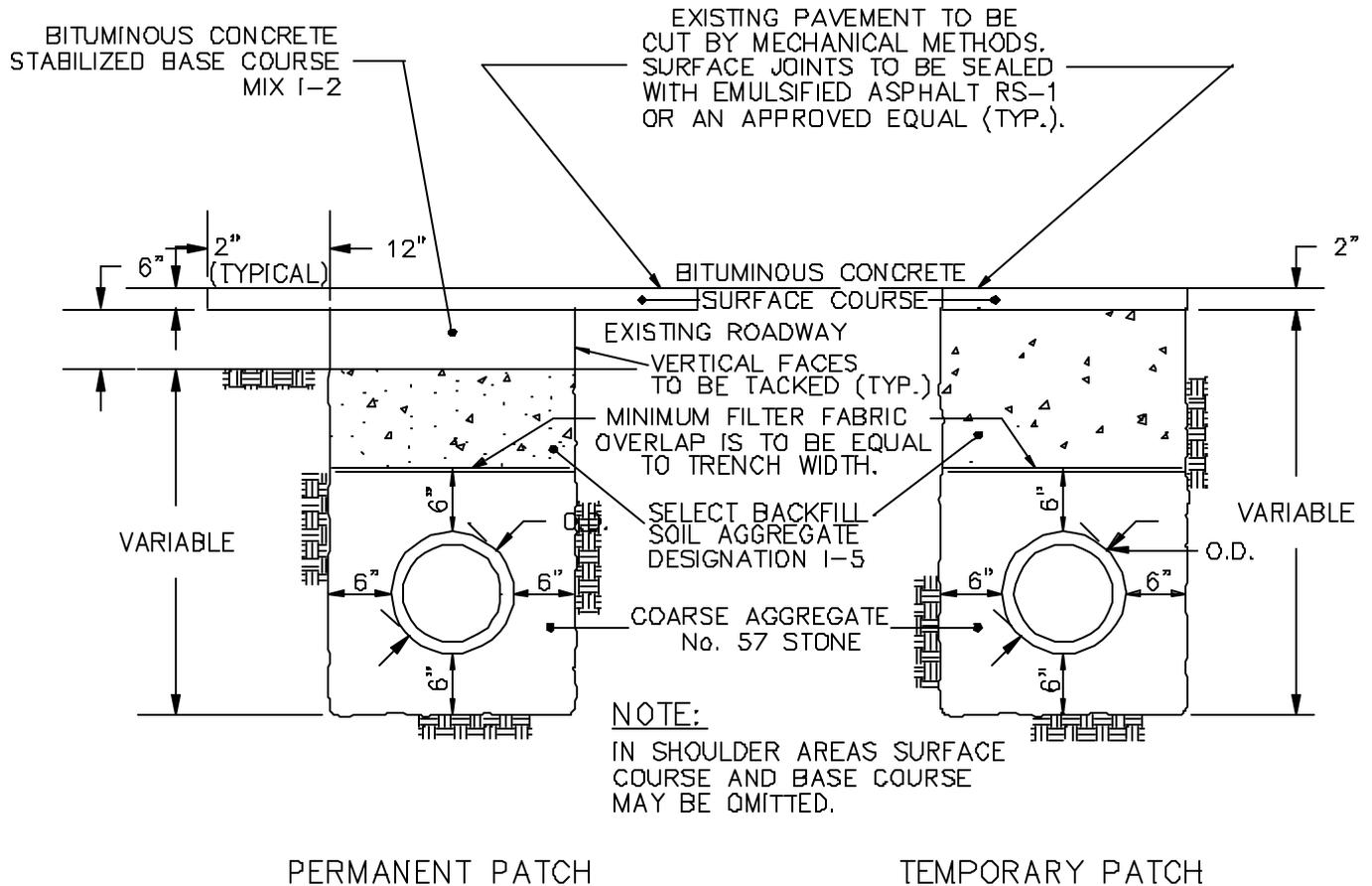
D. Bridges

1. All designs must be in accordance with the NJDOT Design Manual for Bridges and Structures.
2. The County Engineer reserves the right to dictate the types of material and the design to be used in the construction of the bridge.
3. Prior to acceptance of the bridge by the County, the applicant is required to provide the Office of the County Engineer with one (1) set of "as-built" mylars of the bridge for their records. The applicant is also required to complete the First Cycle Bridge Inspection in accordance with Federal SI & A procedures.

412.

Construction Details

See diagrams on the following pages.



TYPICAL BACKFILL SECTIONS
DIAGRAM # 17

NOTES:

- 1) THE CASTING SHALL BE CAMPBELL CASTING No. 2618 OR APPROVED EQUAL.
- 2) GRATE SHALL BE A BICYCLE GRATE.

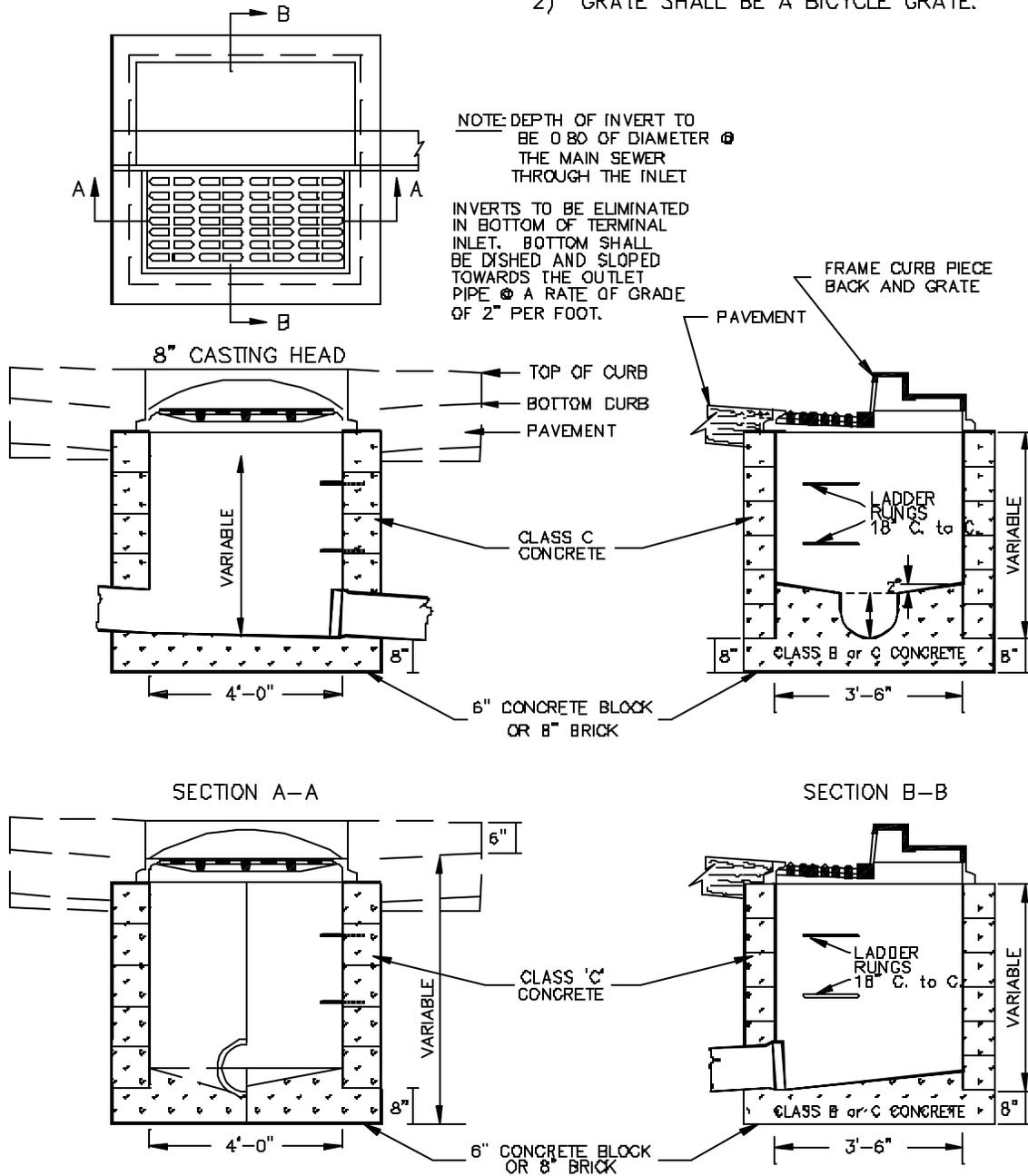
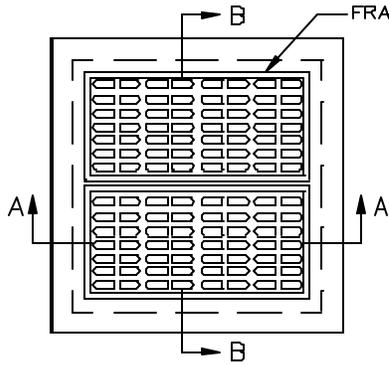


DIAGRAM # 18
TYPE 'B' INLET



NOTES:

- 1) THE CASTING SHALL BE CAMPBELL CASTING PATTERN No 3425 OR APPROVED EQUAL
- 2) GRATE SHALL BE A BICYCLE GRATE.

NOTE: DEPTH OF INVERT TO BE 0.80 OF DIAMETER @ THE MAIN SEWER THROUGH THE INLET

THIS INLET SHALL BE CONSTRUCTED OF CONCRETE BLOCK. THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE.

INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLET. BOTTOM SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE @ A RATE OF GRADE OF 2" PER FOOT.

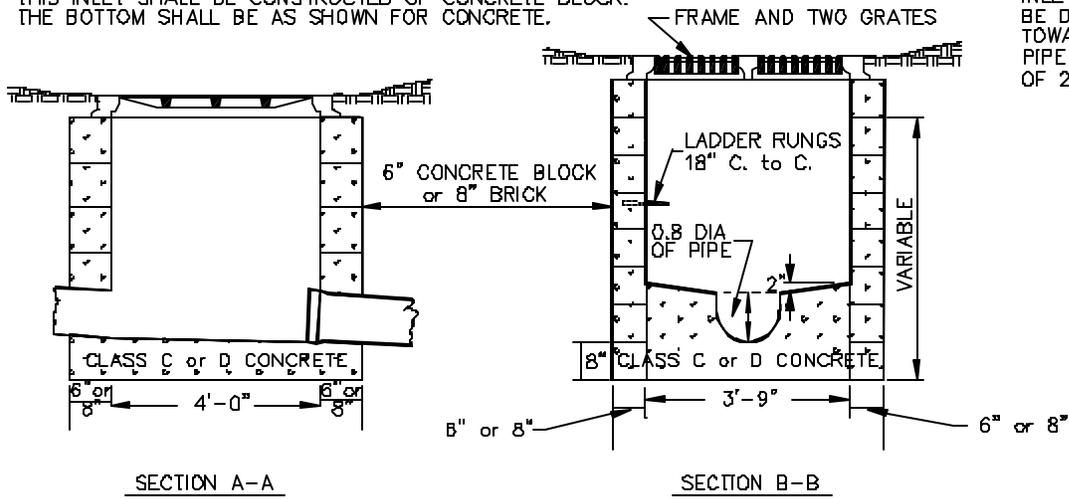
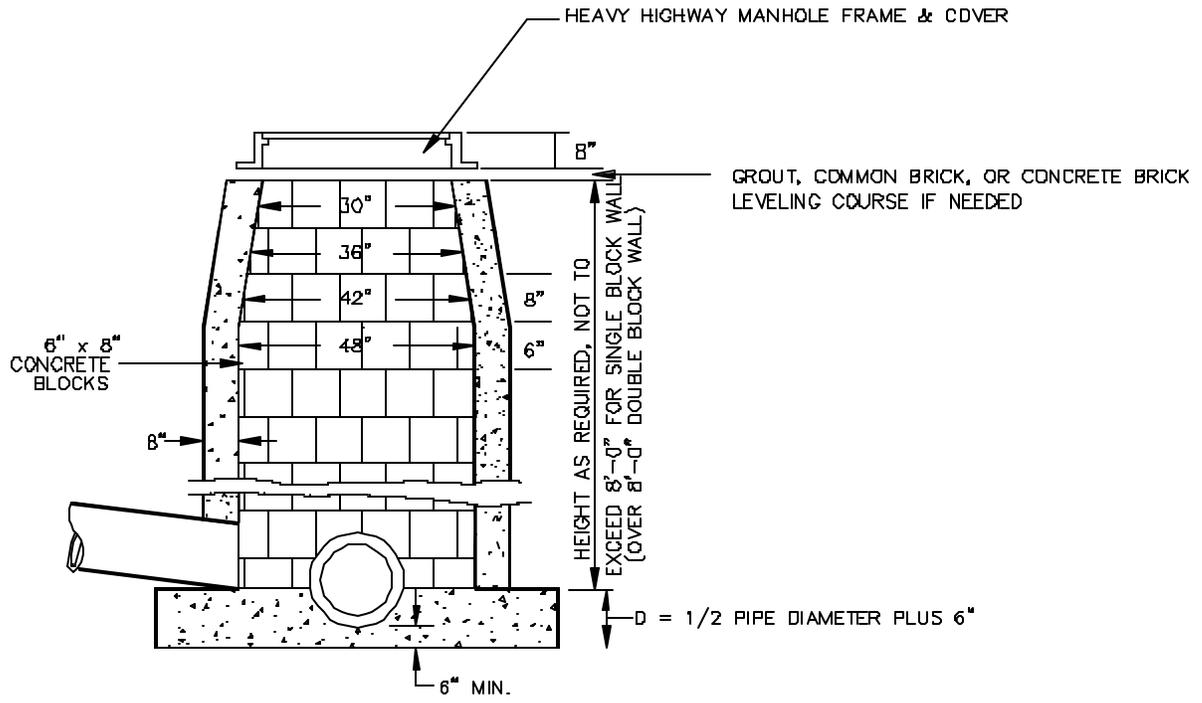
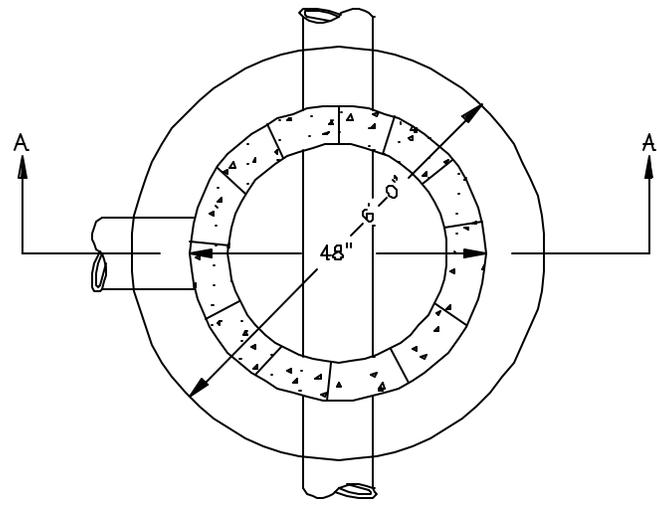


DIAGRAM # 19
TYPE 'E' INLET



SECTION A-A

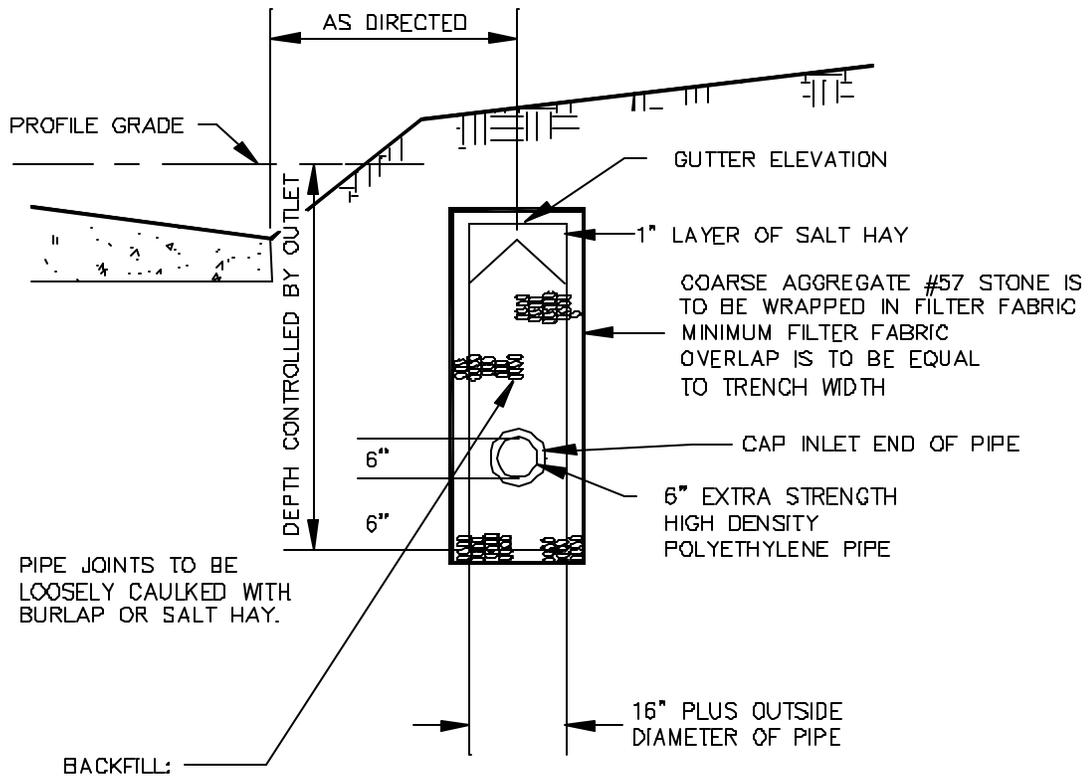


PLAN VIEW

GENERAL NOTES

1. BASE TO BE CLASS 'B' or 'C' CONCRETE.
2. MORTAR TO BE CLASS 'C' CONCRETE.
3. INVERT MAY BE FORMED USING ONE-HALF PIPE DIAMETER
4. DROP INVERTS ϕ 10' THROUGH MANHOLE.
5. RUNGS SET AT 18" ON CENTERS OMIT IN MANHOLES LESS THAN 4'-0" DEEP.
6. THE CASTING SHALL BE CAMBELL CASTING PATTERN No. 1202 OR APPROVED EQUAL.

DIAGRAM # 20
STANDARD CONCRETE
BLOCK BARREL MANHOLE



OUTLET DRAIN SHALL BE BACKFILLED WITH COARSE AGGREGATE # 57 STONE.

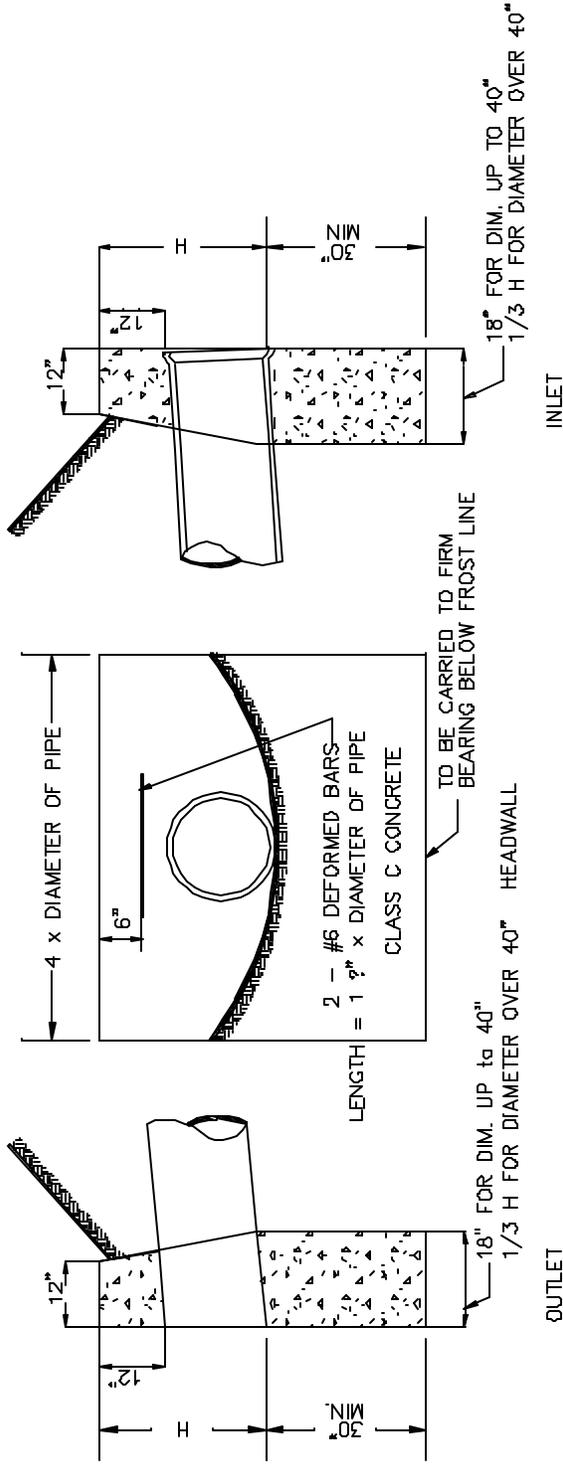
NOTES:

TIE ALL DRAIN LINES DIRECTLY INTO 6" HDPE PIPE USING 4" DIAMETER PLASTIC PIPE AND THE NECESSARY PIPE FITTINGS & CONNECTIONS.

BEGINNING END OF PIPE EXPOSED TO STONE IS TO BE CAPPED WITH FILTER FABRIC.

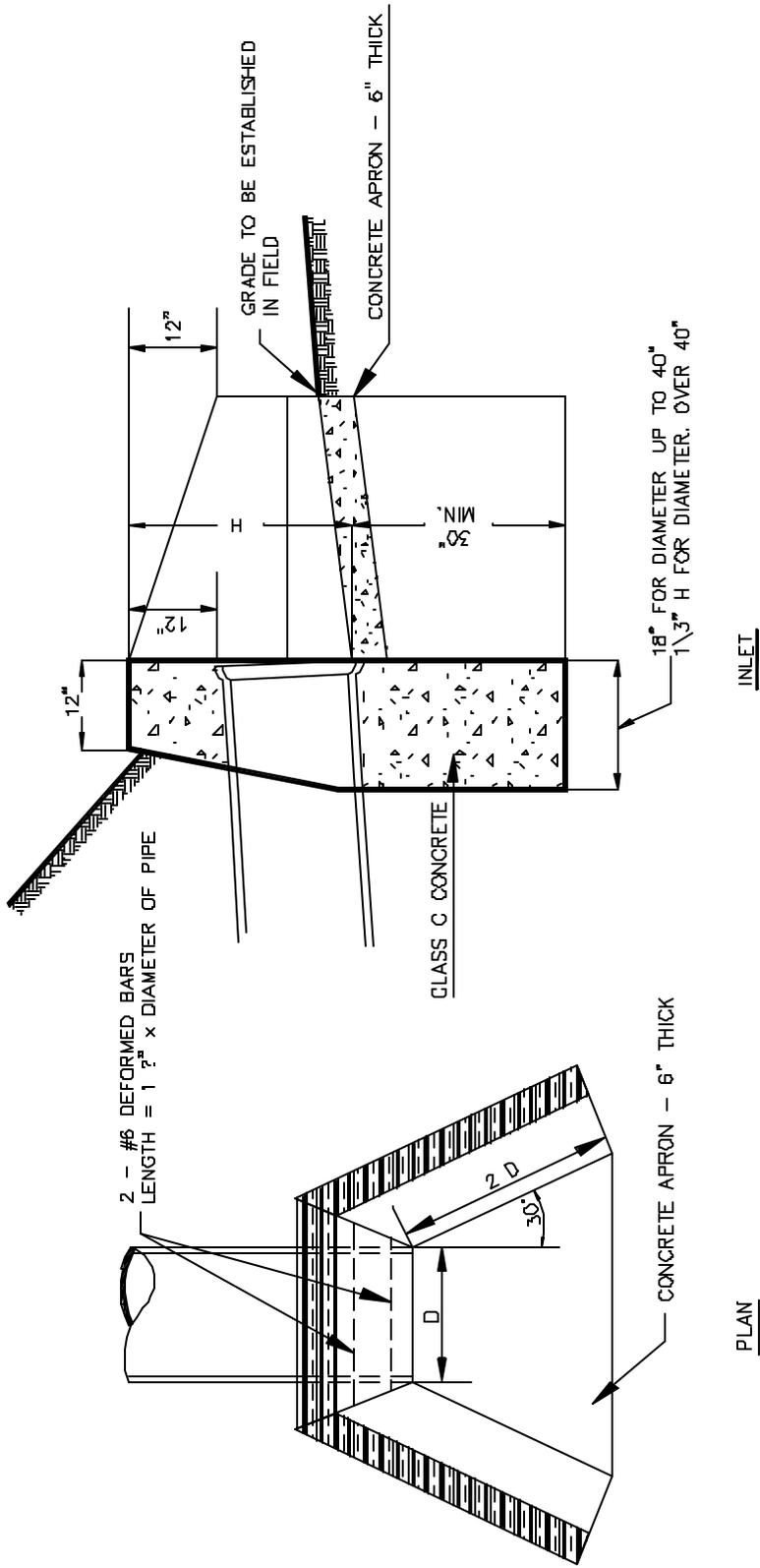
DIAGRAM # 22
UNDERDRAIN TYPE 'F'

NOTE:
 THE RUBBING OF HEADWALLS TO REMOVE FORM MARKS AS REQUIRED
 IN ARTICLE 4-1-3 FOR CONCRETE STRUCTURES WILL NOT BE REQUIRED
 FOR HEADWALLS AT THE BOTTOM OF EMBANKMENTS IN RURAL AREAS.



PIPE SIZE	VOL. CU. YD.	PIPE SIZE	VOL. CU. YD.
6" RCCP	0.4	20" CIP	1.7
8" RCCP	0.6	21" RCCP	1.8
10" RCCP	0.7	24" RCCP	2.2
12" RCCP	0.9	27" RCCP	2.5
14" CIP	1.1	30" RCCP	2.9
15" RCCP	1.2	36" RCCP	3.7
16" CIP	1.3	42" RCCP	4.9
18" RCCP	1.5	48" RCCP	6.5

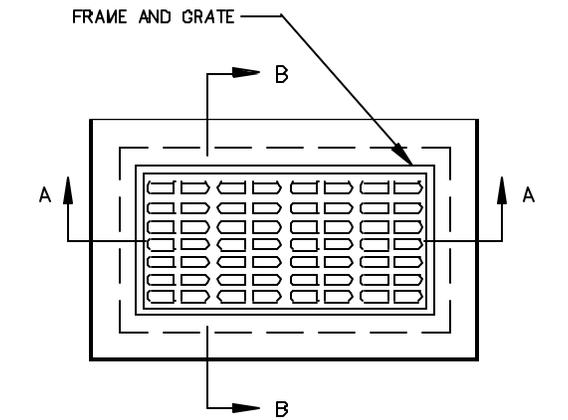
DIAGRAM # 23
 HEADWALL DETAILS



GENERAL NOTES

ALL EDGES TO BE CHAMFERED 1".
THE RUBBING OF HEADWALLS TO REMOVE FORM
MARKS AS REQUIRED IN ART. 4.1.3 (1961 STD. SPEC.) FOR
CONCRETE STRUCTURES, WILL NOT BE REQUIRED FOR HEADWALLS
AT THE BOTTOM OF EMBANKMENTS IN RURAL AREAS.

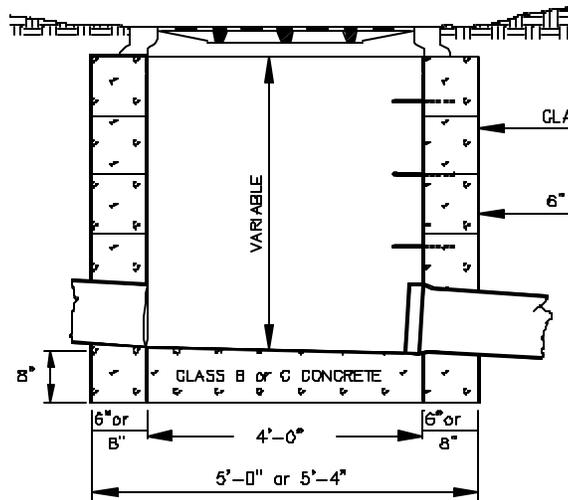
DIAGRAM # 24
HEADWALL DETAILS
AT INLET END



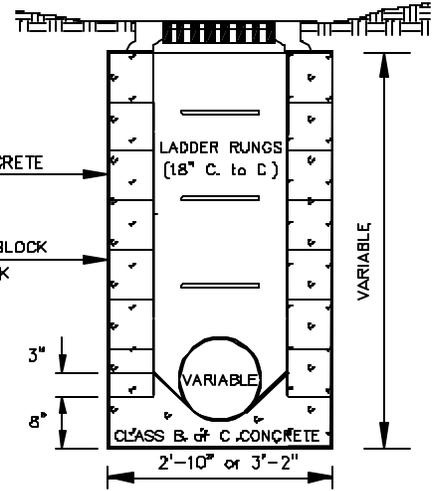
THIS INLET MAY BE CONSTRUCTED OF BRICK, CONCRETE OR CONCRETE BLOCK. IF BRICK OR CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE

NOTES:

- 1) GRATE SHALL BE A BICYCLE GRATE.
- 2) THE USE OF PRE-CAST STRUCTURES IS AT THE CONTRACTORS OWN RISK.

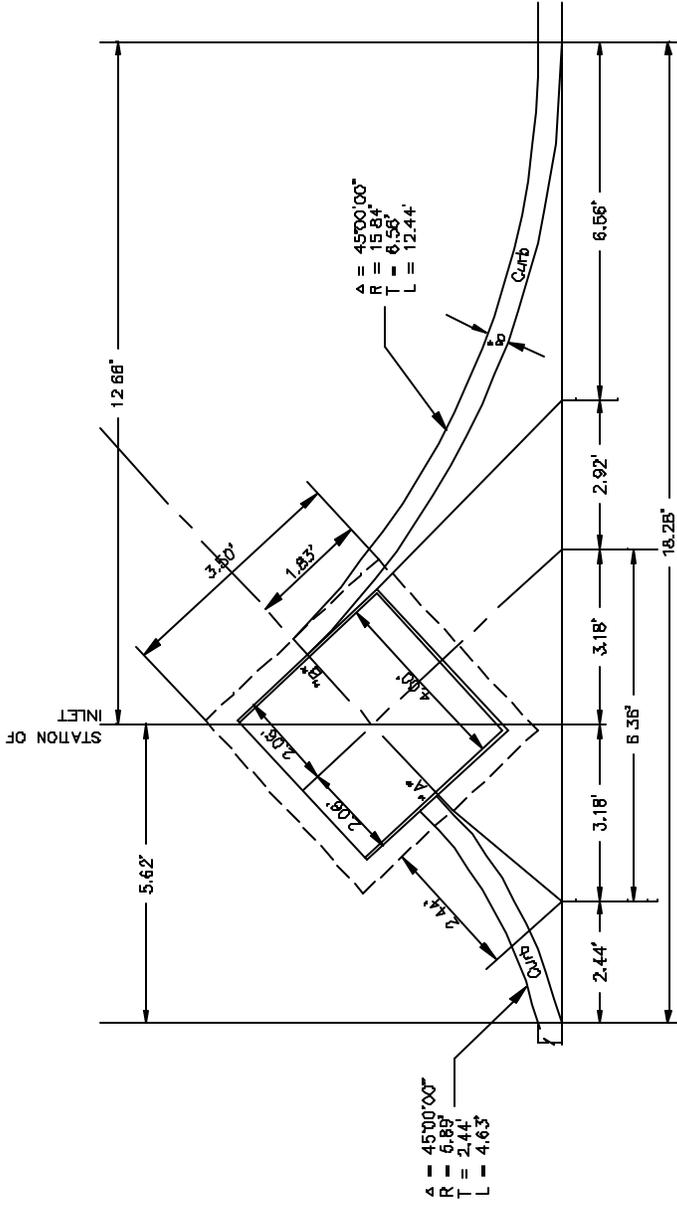


SECTION A-A



SECTION B-B

DIAGRAM # 26
TYPE "A" INLET DETAILS



POINT "A" 0.72' BELOW CENTERLINE GRADE
 POINT "B" 0.87' BELOW CENTERLINE GRADE
 (FOR GRADES EXCEEDING 10%)

NOTES:

- 1) THE CASTING SHALL BE CAMPBELL CASTING No. 2618 OR APPROVED EQUAL.
- 2) GRATE SHALL BE A BICYCLE GRATE.
- 3) THE USE OF PRE-CAST STRUCTURES IS AT THE CONTRACTORS OWN RISK
- 4) THE CASTING SHALL BE SET IN MORTAR AFTER THE BITUMINOUS CONCRETE LEVELING COURSE MIX 1-2, 1-3, OR 1-5 AND THE BITUMINOUS CONCRETE SURFACE COURSE MIX 1-3 HAVE BEEN INSTALLED.

DIAGRAM # 27
 TYPE "B" INLET DETAIL
 SIDE HILL SETTING

PROPERTY SIDE

STREET SIDE

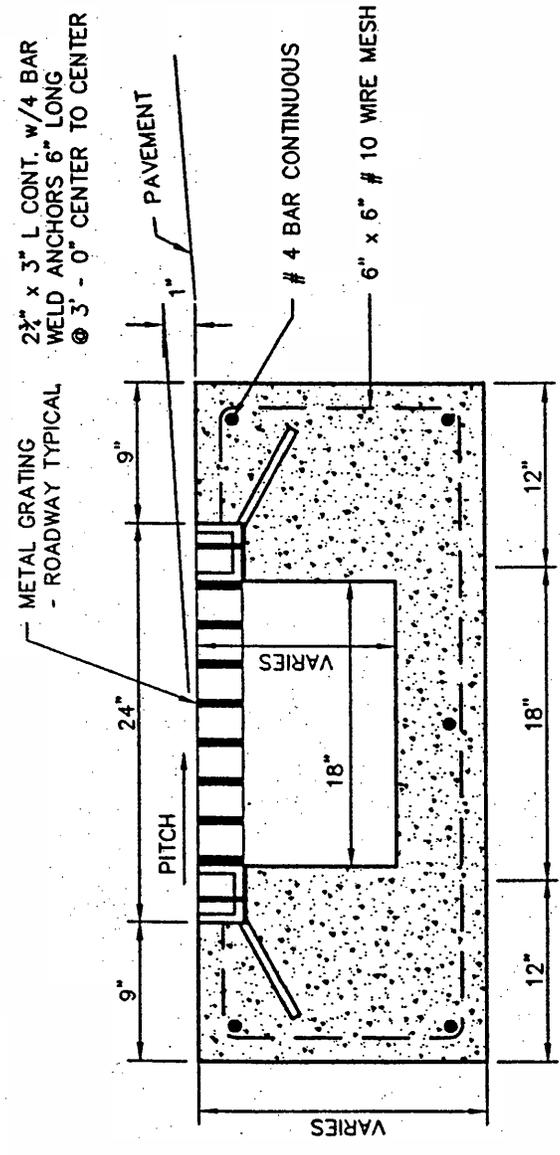


DIAGRAM # 28
DRIVEWAY DRAIN DETAIL

TABLE 4
RUNOFF COEFFICIENTS
MODIFIED RATIONAL METHOD

LAND USE DESCRIPTION		SCS HYDRO. SOIL GROUP			
		A	B	C	D
Cultivated Land	:Without conservation treatment	.49	.67	.81	.88
	:With conservation treatment	.27	.43	.61	.67
Pasture or Range Land	:Poor condition	.38	.63	.78	.84
	:Good condition	---	.25	.51	.65
Meadow	:Good condition	---	---	.44	.61
Wood or Forest Land	:Thin stand, poor cover, no mulch	---	.34	.59	.70
	:Good cover	---	---	.45	.59
Open Spaces, Lawns, Parks, Golf Courses, Cemeteries					
Good conditions	:Grass cover on 75% or more of the area	---	.25	.51	.65
Fair Condition	:Grass Cover on 50% to 75% of the area	---	.45	.63	.74
Commercial and Business Areas (85% impervious)		.84	.90	.93	.96
Industrial Districts (72% impervious)		.67	.81	.88	.92
Residential:					
Average Lot Size	Average % Impervious				
1/8 Acre or Less	65	.59	.76	.86	.90
1/4 Acre	38	.25	.55	.70	.80
1/3 Acre	30	---	.49	.67	.78
1/2 Acre	25	---	.45	.65	.76
1.0 Acre	20	---	.41	.63	.74
Paved Parking Lots, Roofs, Driveways, Etc.		.99	.99	.99	.99
Streets and Roads					
	:Paved with curbs and storm sewers	.99	.99	.99	.99
	:Gravel	.57	.76	.84	.88
	:Dirt	.49	.69	.80	.84

TABLE 5

RECUR. INTERVAL	1 YR.	2 YR.	5 YR.	10 YR.	25 YR.	50 YR.	100 YR.
TIME OF CONCENTRATION (MINIMUM)							
<u>5</u>	<u>4.20</u>	<u>5.04</u>	<u>6.60</u>	<u>7.56</u>	<u>8.76</u>	<u>9.72</u>	
6	3.95	4.80	6.25	7.05	8.20	9.10	
7	3.75	4.55	5.95	6.65	7.75	8.55	
8	3.55	4.30	5.60	6.30	7.30	8.10	
9	3.40	4.10	5.35	6.00	7.05	7.75	
<u>10</u>	<u>3.24</u>	<u>3.90</u>	<u>5.04</u>	<u>5.82</u>	<u>6.72</u>	<u>7.50</u>	<u>8.25</u>
11	3.15	3.75	4.95	5.55	6.50	7.15	7.87
12	3.00	3.62	4.75	5.35	6.25	6.90	7.59
13	2.92	3.50	4.60	5.15	6.05	6.65	7.32
14	2.82	3.38	4.45	4.95	5.85	6.40	7.04
<u>15</u>	<u>2.72</u>	<u>3.28</u>	<u>4.28</u>	<u>4.88</u>	<u>5.68</u>	<u>6.32</u>	<u>6.95</u>
16	2.65	3.17	4.15	4.65	5.55	6.05	6.66
17	2.58	3.08	4.02	4.55	5.38	5.90	6.49
18	2.50	3.00	3.91	4.42	5.22	5.75	6.33
19	2.45	2.92	3.82	4.30	5.10	5.60	6.16
<u>20</u>	<u>2.38</u>	<u>2.83</u>	<u>3.70</u>	<u>4.19</u>	<u>4.98</u>	<u>5.45</u>	<u>6.00</u>
21	2.32	2.78	3.62	4.10	4.83	5.30	5.83
22	2.28	2.72	3.55	4.00	4.75	5.20	5.72
23	2.21	2.65	3.47	3.92	4.62	5.05	5.56
24	2.15	2.60	3.38	3.83	4.52	4.95	5.45
<u>25</u>	<u>2.08</u>	<u>2.55</u>	<u>3.30</u>	<u>3.77</u>	<u>4.42</u>	<u>4.82</u>	<u>5.30</u>
26	2.04	2.49	3.23	3.70	4.33	4.73	5.20
27	2.00	2.44	3.16	3.62	4.23	4.64	5.10
28	1.97	2.39	3.09	3.55	4.14	4.56	5.02
29	1.94	2.33	3.02	3.47	4.04	4.48	4.93
<u>30</u>	<u>1.90</u>	<u>2.28</u>	<u>2.96</u>	<u>3.40</u>	<u>3.94</u>	<u>4.40</u>	<u>4.84</u>
35	1.75	2.08	2.67	3.13	3.65	4.00	4.40
40	1.60	1.90	2.45	2.88	3.30	3.65	4.02
<u>45</u>	<u>1.50</u>	<u>1.78</u>	<u>2.28</u>	<u>2.70</u>	<u>3.10</u>	<u>3.41</u>	<u>3.75</u>
50	1.40	1.67	2.12	2.52	2.90	3.19	3.51
55	1.32	1.58	2.01	2.38	2.70	2.97	3.27
<u>60</u>	<u>1.25</u>	<u>1.45</u>	<u>1.87</u>	<u>2.20</u>	<u>2.50</u>	<u>2.75</u>	<u>3.03</u>
90			1.39	1.63	1.87		
120					1.60		
180					1.20		

TABLE 6

**24-HOUR RAINFALL INTENSITIES
FOR
HUNTERDON COUNTY**

1 YEAR - 2.6

2 YEAR - 3.2

5 YEAR - 4.2

10 YEAR - 5.0

25 YEAR - 5.7

50 YEAR - 6.5

100 YEAR - 7.3

SECTION 500

Off-Site and Off-Tract Improvements

500. OFF-SITE AND OFF-TRACT IMPROVEMENTS

501. Applicability

Subdivisions of five lots or more, including lands remaining, affecting a County road, and site plans along a County road may be required to install or make payment toward the installation of off-site/off-tract improvements. Assessments and contributions shall be based on the number of trips added to the County road(s) during the peak hour relative to the capacity of the County roadway, i.e., 2-lane, 2-way for the posted speed limit, and the total cost to upgrade the utilized section(s) to ultimate section for the given roadway classification. The assessment will be generated from costs for improvements necessary to upgrade the section(s) of County road(s) actually impacted by the number of trips added to the County road(s) during the peak hour for the distance from its point of origin on the County road to its exit at a local or State road intersection or at a County boundary, whichever comes first.

502. Traffic Study and Assessment Calculations

All site plans on a County road and all subdivisions with five lots or more are subject to an off-tract traffic assessment, pursuant to Section 501 above. Applicants are required to submit a traffic study for subdivisions with 12 lots or more and for all site plans on a County road that generate 12 vehicle trips or more per peak hour. The traffic study shall include the estimated number of trips to be generated from the proposed development and the travel paths of the trips. For subdivisions of 5 to 11 lots, and for site plans on a County road generating 11 trips per peak hour or less, applicants have the option of having the Office of the County Engineer calculate their off-tract assessments.

Development applications for projects which will generate 100 or more trips during the peak hour will be required to provide an escrow fee to fund the review of their traffic studies by the County's traffic engineering consultant. See Section 310 for complete information.

503. Assessment Calculation Formula

The County off-tract assessments are based on the following formula:

The project's estimated peak hour traffic divided by the design capacity* of a 2-lane, 2-way roadway for the posted speed limit and multiplied by the cost of the ultimate section for the given roadway classification minus the existing section**.

* AASHTO - *A Policy on Geometric Design of Highways and Street Standards*

** minimum 26 foot overall pavement width

Application of this formula to the section(s) of County road(s) utilized by the development's traffic will result in a cost per trip based on the projected road improvement costs. The amount of the assessment may be affected by the presence of drainage structures along the County road.

Where extensive on-site improvements to County facilities are planned which would augment their capacity, the costs of these improvements may offset the off-tract assessment, as determined by the County Engineer.

504. Determination and Application of the Assessment

The estimated cost of improvements to which the peak hour/design capacity ratio is to be applied in traffic studies is subject to the approval by the County Engineer.

All off-site/off-tract improvements are to be constructed in conformance with County standards and specifications for on-site/on-tract improvements.

All standard intersection improvements required to service a development are to be constructed as on-site/on-tract improvements.

SECTION 600

Easements, Bonds and Performance Guarantees

600. EASEMENTS, BONDS AND PERFORMANCE GUARANTEE

601. Dedication of Ultimate or Future County Road Right-of-Way

Widths of right-of-way for existing and proposed County roads shall conform to what is specified on the Official Road Functional Classification Map, Figure 1, Section 403, and as described in the County Transportation Plan.

A. Dedication of Road Right-of-Way: Requirements

All proposed developments with frontage on a County road where the existing right-of-way width does not conform to the right-of-way on the County's Official Road Functional Classification Map shall dedicate, by easement, the additional right-of-way width. The additional right-of-way to be dedicated is that portion of the property lying between the existing right-of-way and the proposed future right-of-way of the County road. Where the proposed development fronts on only one side of a County road, the dedication shall be one half the overall right-of-way measured from the centerline of the County road.

There may be circumstances, such as the straightening of a curve or major bridge reconstruction, where the proposed future right-of-way lines for an existing County road are drawn such that the total additional right-of-way is to be secured from just one side of the County road. In these cases, only one-half of that total right-of-way shall be required to be dedicated as a condition of approval of a subdivision or site plan. However, the County Planning Board may require the reservation of the remaining area of future right-of-way for future acquisition, in which case this shall be noted on the development plans. The building setback line shall be measured from the future total right-of-way line. In cases where no map is to be filed, the deeds for the subject properties shall contain language describing the boundaries of the right-of-way and the resulting setbacks.

B. Form of Dedication: Easement, Schedule A

Right-of-way dedications shall be provided as follows:

1. All plans and plats shall contain the notation "Dedicated to the County of Hunterdon" on or adjacent to the area being dedicated.
2. A deed of easement for the dedicated right-of-way shall be furnished to the County, and approved and recorded by the County. A copy of the easement forms and metes and bounds description of the lands to be dedicated to the County of

Hunterdon, entitled Schedule A, shall be attached to the easement dedication form. An example can be found in Appendix 5 of this Resolution.

C. Exceptions and Waivers to Right-of-Way Dedication Requirements

Upon written request of the applicant, the requirement for dedication of right-of-way may be waived in accordance with the following procedure:

1. The applicant's engineer shall present a written report for review by the County engineer and Planning Board as to whether in his professional judgement the dedication is not required for the safe and efficient operation of the County road. The report shall be supported by the absence of imminent need (taking into account any lead time) for the widening of the roadway and shall include supporting facts which show that the proposed development will not so burden the abutting road wither forthwith or in a demonstrably immediate future, through increased traffic or otherwise, as to require its widening. The report shall describe the amount of additional traffic generated by the development, any adverse effects on traffic flow because of the development, and the effect of the additional road width on increasing the ease and safety for vehicles entering and leaving the site and for through traffic. The report shall also include evidence of existing and anticipated traffic and development patterns along the road and shall state whether plans for widening the road appear on the County's Capital Improvement Budget or Plan and the expected time for construction.
2. After reviewing the evidence presented by the applicant's engineer the Board shall require the road dedication if it is convinced that there is a rational nexus between the road dedication and the needs created by and the benefits conferred upon the development. Even where the Board concludes that the dedication is required, it may in its discretion waive or adjust this requirement as follows:
 - a. An exception to the requirement to dedicate right-of-way across the full property frontage may be made for remaining lands in minor subdivisions which have sufficient size to be subdivided further, in conformance with the local zoning ordinance, as long as no adverse drainage condition exists, the correction of which would be facilitated by the right-of-way being dedicated.

- b. In cases in which an existing building or structure is located such that the new right-of-way line, as specified on the Official Road Functional Classification Map, would encompass the building or structure. In such cases, the description attached to the easement dedicating the right-of-way shall provide for a 10 foot offset around the appurtenances of the structure. The easement shall also include language to the effect that should the building or structure be damaged to the extent that the municipality prohibits its rebuilding, the property owner shall dedicate additional right-of-way so that the right-of-way is dedicated up to its appropriate alignment.
3. County roads frequently pass through hamlets and villages, many of which are registered historic sites. They are distinguished by the compactness of their patterns of development and the fact that structures have often been built close to the road. In such circumstances the County Planning Board, when reviewing applications for development, may waive the requirement that the full or partial right-of-way width be dedicated based on the application of one or more of the following criteria, as appropriate to the parcel(s) in question:
 - a. The property in question contains a building which substantially encroaches on the future right-of-way area and adjacent properties and would not be able to accommodate right-of-way dedication;
 - b. The application does not propose any expansion of the existing structure or the intensity of its use;
 - c. The property for which a development application has been filed is located in a hamlet or village through which the width of the County road right-of-way is consistently constrained.

602.

Dedication of Sight Easements at Intersections

Generally, sight easements must be dedicated only at intersections of existing or proposed public roads with County roads. Once sight easements are dedicated, the County Roads Department can periodically maintain the areas so they are free of visual obstructions. In cases where an access easement is created for a future subdivision road that is currently only to be used for a driveway, the County Planning Board may still require sight easement

dedications, however, the metes and bounds description shall contain the qualification, "the easement is to be effective only if and when the access way becomes a public road". The easement would still be indicated in the adjoining property deeds giving the individual property owners the right to clear and grade for sight distance.

The metes and bounds description of the area to be dedicated is attached to a Schedule B easement form, which is executed by the grantor and furnished to the County for review and approval prior to recording by the County. In cases where a grantor is dedicating both right-of-way and sight easements, a combined Schedule A & B form can be executed to which metes and bounds descriptions of the right-of-way and the sight easements are attached.

Specific requirements concerning the configuration and dimensions of sight easements can be found in Section 403. B. 6. d. of this Resolution.

Examples of the Schedule B and the combined Schedule A & B easement forms can be found in Appendix 4 and 6 of this Resolution.

603. Dedication of Construction Easement

When during the review of an applicant's development plan, it has been determined that an additional area is required for installation of improvements for purposes such as grading, installation of drainage facilities, etc., and that the area needed for these improvements exceeds the County road right-of-way or may extend up or down a stream from a structure, etc., the County Planning Board, as a condition of the development plan approval, may require an applicant to dedicate such temporary easement to accommodate the improvements.

Construction easements are dedicated to the County of Hunterdon via a Schedule C easement form and a metes and bounds description. An example of the Schedule C can be found in Appendix 7 of this Resolution.

604. Dedication of Maintenance and Reconstruction Easements for County Structures

In cases where a County bridge or drainage structure is situated adjacent to the property for which an application for development review has been filed, the applicant shall dedicate a maintenance and reconstruction easement which permits County forces to enter the property for purposes of cleaning and/or reconstructing the structure. The easement form stipulates that the easement shall be 25 feet from the structure and its appurtenances, that the County shall be permitted to perform the requisite work and will be required to restore the landscaping to its preconstruction condition and remove all debris, etc., upon completing any maintenance or construction procedures.

order payable to the County of Hunterdon. Should the developer undertake any work without first notifying the County Engineer, or by means inconsistent with the standard specifications on construction practices, the contractor or developer shall be liable for additional sampling and testing fees in addition to the 2% fee. Should any work occur on Saturdays, Sundays or legal holidays, or, in excess of the County's regular work week hours, the developer shall be additionally billed for the direct cost of overtime paid to the County staff inspectors when their presence is required at the site. Final approval will not be granted if any billed inspection costs remain unpaid. Upon the applicant filing one complete set of "as built" construction plans for all improvements required by the Planning Board and upon posting a two year, 10% maintenance bond with the County of Hunterdon, the Planning Board may, upon receipt of a favorable inspection report by the County Engineer, proceed to grant final approval provided all other requirements have been fulfilled.

2. Coordination with Public Utilities

The developer shall coordinate the site improvement schedule with any utility company whose facilities are affected to assure that their relocation or alteration work is done at a time appropriate to site work. Where there is a conflict between the proposed construction schedule and the relocation of a utility, the County Engineer has the right to suspend all site work in the interest of public safety until utility work may be coordinated.

3. Permits Required Prior to Actions Affecting County Facilities

Before any developer takes any action which would affect County facilities, the developer shall consult the Office of the County Engineer to ascertain which permits and/or approvals may be required. Applicants are directed to the Appendices of this Resolution which contain copies of resolutions and examples of permits, as noted below:

Driveway Resolution -	Appendix 2
Driveway Permit -	Appendix 2
Road Opening Resolution -	Appendix 3
Road Opening Application -	Appendix 3
Road Opening Permit -	Appendix 3

606.

Performance Guarantees

- A. Where approval conditions of a final subdivision or site plan involve improvements to County facilities, the County Planning Board shall require the developer to submit to the County a performance guarantee in a form approved by the County Counsel. It shall be in an amount of an estimate, approved by the County Engineer, which shall not exceed 110% of the cost to install improvements to County facilities required as conditions of development plan approval.
- B. The performance guarantee shall be retained until all improvements have been completed to the satisfaction of the County Engineer.
- C. In instances where the conditions of plan approval require a cash contribution to the County to cover a share of the costs of all improvements, the approval of the final subdivision or site plan shall be satisfied upon receipt, deposit and clearance of such contributions in the form of a check payable to the County of Hunterdon.
- D. When a guarantee of performance is required by a municipality for improvements to local facilities that will impact County facilities, the County shall be named on the municipal performance bond and/or language placed in the bond to the effect that before the performance bond is released or reduced for those items impacting County road or drainage facilities, the Hunterdon County Engineering Department shall conduct a final inspection as it relates to County facilities and approve the improvements.
- E. Release of Performance Guarantees
 - 1. The Office of the County Engineer shall inspect all improvements required as conditions of plan approval for which the performance guarantee has been posted and shall certify that the improvements have been satisfactorily constructed in conformance with the design standards of this Resolution, the terms and conditions of the performance guarantee, and that a maintenance guarantee has been posted.
 - 2. The Office of the County Engineer shall forward a copy of the certification to the Board of Chosen Freeholders with a request for release of the bond.

3. The Board of Chosen Freeholders at their next regular meeting, after receipt of the request to release the bond shall, by resolution release the performance guarantee.
4. The County is not required to refund any interest paid on a deposit of a cash performance guarantee.

607.

Maintenance Bonds

- A. Maintenance bonds, where required, shall cover a period of two years starting from the time a satisfactory inspection report on the completed improvements has been received and approved by the County Engineer. When the improvement includes a bridge the County shall not accept the structure until a bridge inspection has been completed and a satisfactory Structural Inventory and Appraisal (S.I.&A.) Report submitted. The County Engineer shall have the discretion to require an inspection and S.I. &A. for culverts which do not consist of reinforced concrete pipe. A performance bond shall be posted until the inspection is completed and the S.I. & A. report is accepted. The amount of the bond shall be sufficient to cover the cost of the S.I.&A. As-built mylars shall be supplied to the County Engineer for any structures for which the County is to assume jurisdiction and control.
- B. Maintenance bonds are to represent 10% of the cost of the improvements as estimated by the applicant's engineer and accepted by the County Engineer, or, 10% of the as-built costs.
- C. Maintenance bonds shall be in the form of cash or check payable to the County of Hunterdon, or in a form acceptable to the County Counsel.
- D. Release of Maintenance Bonds
 1. The County Engineer's Office shall inspect all County facilities covered by a maintenance bond prior to the expiration date of the bond and certify that the facilities are, or are not in satisfactory condition.
 2. Satisfactory facilities

- a. If the County Engineer certifies the facilities as satisfactory, a copy of the certification shall be forwarded to the Board of Chosen Freeholders with a request for release of the maintenance bond.
 - b. Upon receipt of the certification of the County Engineer the Board of Chosen Freeholders at a regular meeting may, by resolution, release the maintenance bond.
3. Unsatisfactory facilities.
- a. If the inspection by the County Engineer's Office determines that the facilities are not in satisfactory condition, the County Engineer shall itemize all deficient facilities in a written report and forward a copy of the report to the applicant who shall correct all itemized deficiencies forthwith.
 - b. The Planning Board shall then require the applicant to correct all items listed as deficient. These corrections shall be done within the time remaining on the maintenance bond.
 - c. Upon receipt of a notice by the applicant that all deficient items have been corrected, the County Engineer shall reinspect all County facilities covered by the maintenance bond.
 - d. If the corrections to the itemized list of deficient facilities are satisfactory to the County Engineer, the County Engineer shall so certify the facilities. A copy of the certification shall be forwarded to the Board of Chosen Freeholders with a request for release of the maintenance bond.
 - e. Upon receipt of the certification by the County Engineer the Board of Chosen Freeholders at a regular meeting may, by resolution, release the maintenance bond.
 - f. If the corrections to the itemized list of deficient facilities are unsatisfactory to the County Engineer, or if the applicant has failed to make all or some of the corrections, the County Engineer, by resolution of the Board of Chosen Freeholders, shall apply the monies in the maintenance bond towards correcting any deficiencies covered by said bond.

- g. The County Engineer shall make a written accounting of all money spent towards the correction of the facilities plus any monies expended for externalities such as, but not limited to, legal fees. A copy of the accounting shall be given to the Board of Chosen Freeholders.
- h. Any monies left in the maintenance bond after all deductions have been made will be released to the applicant by resolution of the Board of Chosen Freeholders at their regular meeting.

608.

Payment in Lieu of Improvements

- A. The Planning Board may permit the applicant to make a payment equal to the cost of and in lieu of required improvements. In general, such action shall take place when the County Engineer recommends that due to the nature of improvements, alterations, reconstruction, etc. of County facilities, it would be inappropriate and/or counterproductive to require an applicant to proceed with the construction of County required improvements. See Section 403B.3 regarding payment in lieu of grading requirements.
- B. Payment in lieu of completing improvements due to a physical incapability of the applicant to do the work may be accepted at the discretion of the County Engineer.

609.

Failure to Comply with Conditions of Approval

Failure to comply with any of the conditions of subdivision or site plan approval subsequent to receipt of municipal final subdivision approval or the issuance of a building permit shall be conditions for:

- A. Refusal of the County to issue a road opening and/or access opening permit for said development.
- B. A request to the local approval authority to revoke or to withhold the local building permit or certificate of occupancy for said development.
- C. Forfeiture of any performance bond or other payment guarantee required by the County to cover the costs of improvements over which the County has control.
- D. Appropriate court action initiated by the County Planning Board.

Written notice of noncompliance shall be forwarded, by certified mail, to the local approval authority and the developer requesting compliance with the conditions of subdivision or site plan approval within a period of time of not less than five days.

SECTION 700

Relocation of Public Utilities

700.

RELOCATION OF PUBLIC UTILITIES

When required improvements cause existing utility poles, light standards, fire hydrants, or other above or below ground utility structures in a County right-of-way to be relocated, the applicant shall be responsible for their relocation.

Upon the request of the applicant/developer, the County Planning Board can provide documentation to the utility company that the relocation of utilities is caused by the County's requirements for the development's conformance with County standards and plans.

The developer shall coordinate the site improvement schedule with the utility company whose facilities are affected to assure that their relocation or alteration work is done at a time appropriate to the site work. Where there is a conflict between the proposed construction schedule and the relocation of utilities, the County Engineer has the right to suspend all site work in the interest of public safety until utility work may be coordinated.

Section 400, Figure 1 and Diagram 1, contain County road dimensions as may pertain to the relocation of utilities.

SECTION 800

County Engineer - Responsibilities

800.

COUNTY ENGINEER - RESPONSIBILITIES

The County Engineer shall determine all matters of technical specifications and compliance therewith, pursuant to the requirements of this Resolution. To the extent that discretion is delegated to the County Engineer by any section of this Resolution, such discretion shall be exercised in all cases according to sound engineering principles and consistent with the requirements set forth herein.

SECTION 900

Appeal

900.

APPEAL

Any person aggrieved by action taken by the Development Review Committee of the Planning Board may file an appeal in writing, by certified mail or hand delivery, to the County Planning Board within ten (10) days after the date of notice by certified mail of said action. Any person aggrieved by the action of the County Planning Board in regard to subdivision review and approval or site plan review and approval may file an appeal in writing, by certified mail or by hand delivery, to the Board of Chosen Freeholders within ten (10) days after receipt, by certified mail, of the notice of said action.

The County Planning Board or the Board of Chosen Freeholders to which an appeal is taken shall consider such appeal at a regular or special public meeting within 45 days from the date of its filing. Notice of said hearing shall be made by certified mail at least ten (10) days prior to the hearing to the applicant {and/or aggrieved person} and to each of the following officials as deemed appropriate for each specific case; the Municipal Clerk, Municipal Planning Board, Board of Adjustment, Building Inspector, Zoning Officer, Board of Chosen Freeholders, and the County Planning Board. The board to which appeal is taken shall render a decision within 30 days after the date the hearing is concluded.

SECTION 1000

**Power to Amend and Modify Application
Of the Requirements of This Resolution**

1000. POWER TO AMEND AND MODIFY APPLICATION OF THE REQUIREMENTS OF THIS RESOLUTION

The rules, regulations and standards set forth herein are designed as minimum requirements for uniformity in the interest of the safety and welfare of the County of Hunterdon and the people of the County of Hunterdon, with due regard for the valid interests of the County's municipalities. All requests to waive, modify or amend the standards in this Resolution shall be directed to the Development Review Committee.

SECTION 1100

Validity

1100.

VALIDITY

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.

SECTION 1200

Repeal of Conflicting Resolutions

1200.

REPEAL OF CONFLICTING RESOLUTIONS

The Hunterdon County Land Development Standards as adopted on April 22, 1980 and amended on August 22, 1989 and March 11, 1997 are repealed and replaced with these standards adopted on May 9, 2000.

All other resolutions or parts of other resolutions which are inconsistent with the provisions of this Resolution are hereby repealed to the extent of such inconsistency.

SECTION 1300

Effective Date

1300.

EFFECTIVE DATE

This Resolution shall take effect twenty (20) days after its adoption.

SECTION 1400

Appendix

1400. APPENDIX

The information contained in this appendix is provided to aid and inform applicants regarding legislation, resolutions and forms to which reference may be made concerning development applications and processing.

APPENDIX

Appendix 1	Drainage Resolution
Appendix 2	Driveway Permit and Resolution
Appendix 3	Road Opening Resolution, Application and Permit
Appendix 4	Schedule "B" - Sight Triangle Easement Form
Appendix 5	Schedule "A" - Right-of-Way Easement Form
Appendix 6	Combined Schedule "A" and "B"
Appendix 7	Schedule "C" - Construction Easement Form
Appendix 8	Schedule "M" - Maintenance Easement Form
Appendix 9	Preconstruction Meeting Directions
Appendix 10	Utility Pole Relocation
Appendix 11	Subdivision and Site Plan Application Form
Appendix 12	County Road Resolution
Appendix 13	County Planning Enabling Act

APPENDIX 1

Drainage Resolution

RESOLUTION FOR CONTROL OF DRAINAGE INTO COUNTY ROADS

RESOLUTION

1. WHEREAS, the discharge of water on, over or into any road or part thereof, including any road surface, shoulder, slope, bank, fill, cut, ditch, drain, bridge or culvert, along, under or through any road or any such part thereof, can, if improperly done, constitute a menace to the health and safety of the public and impair the condition and appearance of such road, and render more difficult the maintenance and repair of such road and the above parts thereof; and the alteration, blocking or partial blocking of any ditch, drain, culvert or stream causing water to back up so as to affect any such road or part thereof can produce a like result.

2. BE IT RESOLVED, that it shall be and is hereby made unlawful, as to any road or such part thereof under the jurisdiction or control of the Hunterdon Count Board of Chosen Freeholders

- (a) to construct, install or alter any drain, ditch, bridge, culvert or pipe on public or private property in such manner as to increase the flow of water on, over or into such road or part thereof, or**
- (b) to alter or block, wholly or partially, on public or private property, any ditch, drain, culvert or stream in such manner as to cause water to back up on, over or into such road or part thereof, or**
- (c) to change the contour or alter the surface of any land adjacent to such road or part thereof in such manner as would cause an increase or concentration of flow or surface water to run from such and to such road or part thereof, or to establish a curb line in front of such adjacent land in such manner as to cause such increase or concentration of flows,**

without first obtaining the approval of the Hunterdon County Engineer, and

3. BE IT FURTHER RESOLVED, that the Hunterdon County Engineer is hereby authorized and empowered to make rules and regulations governing the aforesaid acts, and to prescribe the information which he shall require and to devise forms to be executed and filed with his office setting forth such information as a condition to his said approval, and,

4. BE IT FURTHER RESOLVED, that any person or corporation guilty of doing or engaging in any such act without first obtaining the approval of the Hunterdon County Engineer, or guilty of doing or engaging in any such act in a manner not in conformity with such approval, shall be fined not less than \$50.00 or more than \$200.00 and any person guilty thereof may be imprisoned in the Hunterdon County Jail for not more than 30 days, and

5. BE IT FURTHER RESOLVED, that it shall be, and it hereby is made, unlawful in any case for any land owner or tenant abutting any road under the jurisdiction or control of the Hunterdon County Board of Chosen Freeholders to cause or permit the flow or discharge of any sewage or noxious liquid on, over or into such road or part thereof, and

6. BE IT FURTHER RESOLVED, that any person or corporation guilty of doing or engaging in any act made unlawful by paragraph numbered 5 above shall be fined not less than \$50.00 or more than \$200.00, and any person guilty thereof may be imprisoned in the Hunterdon County Jail for not more than 30 days.

By order of the Hunterdon County Board of Chosen Freeholders.

Frank C. Dalrymple
Director

Attest:
Ralph W. Bird
Clerk

Adopted: May 31, 1955

APPENDIX 2

Driveway Permit & Resolution

HUNTERDON COUNTY DRIVEWAY RESOLUTION

SECTION 1. For the purposes of this Resolution, the following words will have the following meaning:

- A.** The word "driveway" shall mean any lane, way, field entrance, or privately owned road entering upon a County road.
- B.** A driveway is "modified" within the meaning of this Resolution when it is widened or narrowed or when its location or grade is changed or when the nature of the wearing surface is changed.
- C.** Traveled Way: The traveled way is that portion of the roadway available for movement of vehicles exclusive of shoulders and auxiliary lanes. It is normally comprised of two or more traffic lanes.

SECTION 2. No driveway which intersects the right-of-way line of any County road within the County of Hunterdon may be constructed or modified unless a driveway permit is first obtained from the Hunterdon County Road Supervisor.

SECTION 3. All driveways which intersect the right-of-way line of any County road within the County of Hunterdon and which are to be constructed subsequent to the effective date of this Resolution and all such driveways existing as of the effective date of this Resolution and which are modified subsequent to the effective date of this Resolution shall be constructed or modified in accordance with the following minimum requirements:

- A.** The driveways shall be constructed so that the center line of the driveway is perpendicular to the center line of the County road (or to the tangent at the point of intersection where the County road is one curve) for a distance that is equal to the proposed right-of-way as determined by the Hunterdon County Transportation Master Plan unless otherwise approved by the Hunterdon County Engineer.
- B.** The driveway shall have a minimum driving surface width of 12 feet for a minimum distance of 25 feet from the near edge of the traveled way and shall be flared to meet the County road in a manner to be approved by the Hunterdon County Road Supervisor.

- C.** At any height between 2 feet and 10 feet above the driving surface there shall be a clear view of the surface of the traveled way of the County road for a distance of 100 feet from the center line of the driveway in each direction. Such clear view shall exist at all points along the center line of the driveway from the intersection of said center line with the right-of-way line of the County road to a point 30 feet away from said point of intersection.
- D.** The slope of the driveway, at all points for a distance of 25 feet from the near edge of the traveled way of the County road, shall be as determined by the Hunterdon County Road Supervisor.
- E.** For a minimum distance of 25 feet from the near edge of the traveled way of the County road, the driveway shall be constructed as follows:
1. Base Course, 6" compacted thickness of 1-1/2" Quarry Processed Blend Stone thoroughly rolled and compacted.
 2. Surface Course, 2" compacted thickness of Bituminous Concrete Type FABC-1.

All materials shall comply with the New Jersey State Highway Specifications for Road and Bridge Construction 1961 Edition and all amendments and revisions thereto. Provided however, that any area subject to the above requirements which has already been paved by the County need not be reconstructed.

SECTION 4. Any driveway including one constructed subsequent to the effective date of this Resolution shall be maintained at all times by the owners of land served by such driveways. In addition, any driveway shall be maintained in such a manner as to prevent the discharge of water from the driveway onto the County road, (including shoulders), the erosion of soil from the driveway and the land served by the driveway, and the obstruction of or interference with drainage within the right-of-way.

SECTION 5. Any driveway subject to the provisions of this Resolution shall contain such gutter or drainage pipe or both as may be determined by the Hunterdon County Road Supervisor and such gutter or pipe shall be located in such manner as said Road Supervisor shall determine.

SECTION 6. Any party applying for a driveway permit shall submit a plan in sufficient detail to the Hunterdon County Road Supervisor for his approval prior to the issuance of the said permit. The plan shall show or include the following information:

- A.** A plot or site plan showing the driveway for its entire length and its relation to the County road and showing a triangular area on each side of the driveway in which there shall exist the clear view set forth in Section 3 (C) above.
- B.** A profile of the driveway showing existing and proposed center lines, grades and elevations for its entire length.
- C.** A plan showing the type of storm drainage proposed at the driveway entrance to the County road including sizes and materials of pipes, culverts, gutters, elevations, typical cross-sections, construction details and any other information deemed necessary by the applicant to the proper analysis of the proposed installation.
- D.** Such other information as the Road Supervisor may require after preliminary review of the permit application and the plans submitted.

Upon receipt of the proposed plan, the Hunterdon County Road Supervisor shall either approve or disapprove the proposed work within five (5) working days. If the proposed plan is disapproved, the applicant shall be notified in writing with specific reasons for disapproval given. If the Hunterdon County Road Supervisor fails to act within the time allowed, said plan shall be deemed to have been approved unless, by mutual agreement between the Hunterdon County Road Supervisor and the applicant, the time allowed for action shall be extended for an additional mutually agreed upon period.

SECTION 7. The Hunterdon County Engineer, upon request by the applicant may, in his discretion, waive any of the requirements herein set forth.

SECTION 8. Any person or persons, firm or corporation, violating any provision of this Resolution which violation results in damage to or obstruction of any County road, gutter, storm drain, ditch, basin, inlet or culvert, shall be responsible for all expenses incurred by the County of Hunterdon in repairing said damage, removing said obstruction in addition to the penalty herein provided.

SECTION 9. Any person or persons, firm or corporation, violating any of the provisions of this Resolution shall, upon conviction thereof be fined an amount not exceeding \$200.00 or be imprisoned for a period not exceeding 30 days or both.

SECTION 10. This Resolution shall take effect immediately after final adoption and publication according to Law.

SECTION 11. The applicant shall, prior to the issuance of the permit, pay a fee of \$25.00 payable to the County of Hunterdon.

SECTION 12. The applicant may substitute construction materials in Section E only if written approval is granted by the County Engineer.

SECTION 13. The applicant shall, prior to the issuance of the permit, post a minimum Performance Guarantee totaling \$500.00. Said Performance Guarantee shall be held by the County Treasurer until notified to release by the County Road Supervisor. If the applicant fails to comply with the Resolution's specifications, the County Road Supervisor shall give notice to the applicant to complete the necessary work in a time period specified by him, as determined by the circumstances. If the applicant fails to comply with the notice, the Road Supervisor shall schedule the necessary work to complete the driveway to his satisfaction and shall use the applicants Performance Guarantee to fund the work.

SECTION 14. The design requirements set forth in Section 3 and the Standard Detail for Driveway Construction may be altered under the "Common Drive" principal only if written approval is granted by the County Engineer.

SECTION 15. This Addendum shall take effect immediately after final adoption and publication according to Law.

Adopted August 23, 1977

Amended & Adopted April 8, 1980

Please put stakes where the driveway will be cut into off the County Road.
 There is an application fee of \$25. payable to Hunterdon County Engineers and a check in the sum of \$500. payable to Hunterdon County is required before a permit can be issued. The \$500. will be returned upon completion & inspection of the driveway.

THE COUNTY ROAD DEPARTMENT
 HUNTERDON COUNTY ROAD & BRIDGE DEPT.
 COUNTY COMPLEX, RT12
 C/O COUNTY ADMINISTRATION BUILDING
 FLEMINGTON, NJ 08822 (908-788-1178)
 FAX (908-788-1047)

PERMIT # _____
 DATE ____/____/____

APPLICATION FOR CONSTRUCTION OR RESURFACING A DRIVEWAY

Board of Chosen Freeholders
 Hunterdon County, New Jersey

New entrance/Resurfacing
 (circle one)

Gentlemen:

Application is hereby made by _____ whose
 (complete name of home owner or contractor)

address is _____ Phone _____
 (Street/PO City State Zip)

in behalf of _____ to construct or resurface an entrance on County Road # _____ on
 the _____ side of the road. In _____ at a distance of _____ ft./miles
 (direction) (Township/Boro)

_____ of _____
 (direction) (cross road, street or other landmark)

BLOCK _____ LOT _____ Width of drive desired _____

* (Drive must be tapered a minimum of 18ft. where it connects with the County Road for a standard entrance, and 30ft. for a common entrance.)

Attach hereto a plot plan showing the proposed location, width and arrangement of drives; distance between drives; setback from the right of way line of roadway, of buildings, pumps, etc., length, size and location of pipe if necessary; position of existing trees, utility poles, catch basins; manholes; cross-drains, headwalls, directional and cautionary signs, and curbing if such exists.

* It is proposed to use this entrance to access **Residence/Business** *
 (circle one)

 (Applicant's Signature)

NOTE: A permit will be issued upon receipt and approval of this form in the County Road Supervisor's office, Hunterdon County Road Department, Rt12 Flemington, NJ 08822 or mail to: Hunterdon County Road Dept., c/o County Admin. Bldg., Main st., Flemington NJ 08822

FOR ROAD DEPARTMENT USE ONLY

ALL REQUIREMENTS MUST BE MET IMMEDIATELY EXCEPT BLACKTOP

It will be necessary to install _____ feet of _____ inch reinforced concrete culvert pipe in the side ditch of the County Road. or:

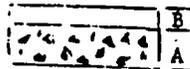
Date inspected ____/____/____

 Inspecting Authority's signature.

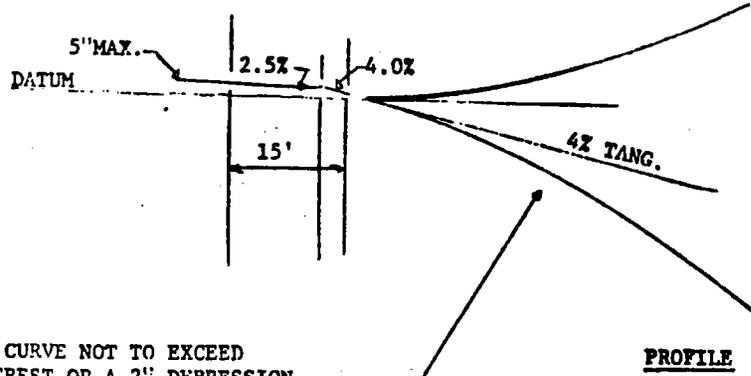
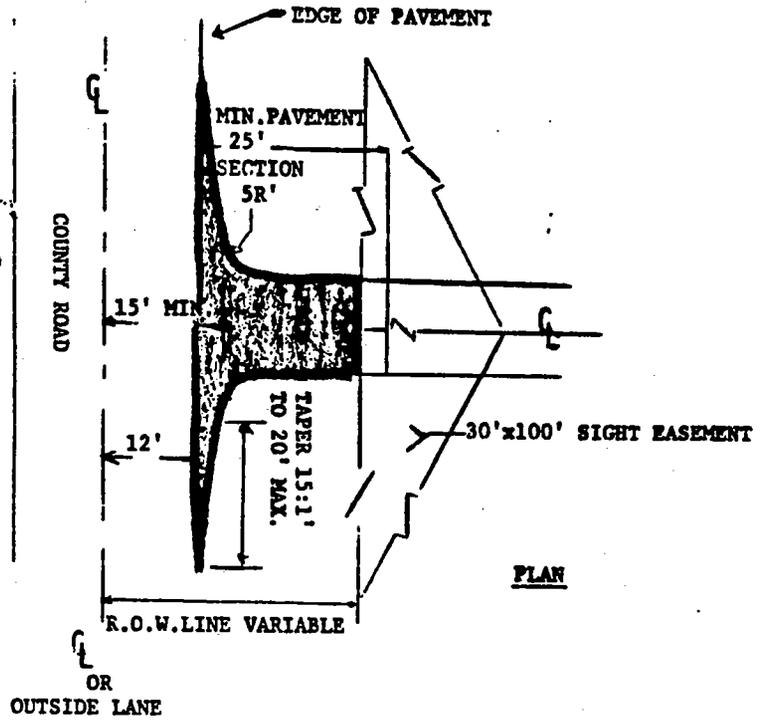
\$25/Bank _____ Ck# _____ Date _____ \$500/ Bank _____ Ck# _____ Date _____

PAVEMENT SECTION

1. BASE COURSE: 6" QUARRY PROCESSED (BLEND) STONE ROLLED & COMPACTED.
2. SURFACE COURSE: 2" PLUMINOUS CONCRETE TYPE FABC-1.



SCALE: 1"=1/2"



NOTE.

VERTICAL CURVE NOT TO EXCEED A 3 1/4 CREST OR A 2" DEPRESSION IN A 10 FOOT CHORD.

SCALE: 1"=20'

STANDARD DETAILS
COUNTY OF HUNTERDON
DRIVEWAY CONSTRUCTION

APPENDIX 3

Road Opening Resolution, Application & Permit

HUNTERDON COUNTY ROAD OPENING RESOLUTION

WHEREAS, the Board of Chosen Freeholders of Hunterdon County desire to protect the traveling public and the Hunterdon County taxpayer as to road openings by public utilities and others, and further desires to facilitate such road openings and to set up a situation whereby the entire matter can be handled in the Office of the Hunterdon County Engineer, (hereinafter referred to as the Engineer) and the Hunterdon County Treasurer.

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT:

(1) For each separate road opening there shall be filed with the Engineer an application for a permit, which application shall be on a form provided by said Engineer. No single application shall be made for any opening with a length of more than 1000 feet, but the applicant may file as many separate applications as it may choose to file. In the event of approval of an application the Engineer shall issue a permit which shall be conditional upon payment to the County of Hunterdon in the sum of \$10.00 per lineal foot of the opening applied for, but in no case less than \$500.00, said payment to be made five days before the beginning of any work or the moving of any equipment or material to the site of the proposed opening.

(2) In the event that the applicant, to the satisfaction of the Engineer, shall back fill the opening and temporarily pave the surface thereon within the time set forth in the permit the applicant shall thereupon be refunded 50% of its cash deposit for that permit. For each calendar day after the date set forth in the permit for completion of such back fill and temporary pavement that the applicant shall be in default of such back fill and temporary pavement to the satisfaction of the Engineer, such refund shall be reduced by 1% of said deposit. Within two months of the completion of the temporary pavement above referred to, the applicant shall complete the final paving, provided, however, that if said two months terminates between the first day of December and the first day of the following April, then the date for completing said final paving shall be extended to April 15th. On completion of such final pavement to the satisfaction of the Engineer the applicant shall be refunded 50% of its deposit for that permit. For each calendar day after such date for completing final pavement that the applicant shall be in default of competing it to the satisfaction of the Engineer, such refund shall be reduced by 1% of said deposit. Any funds withheld by way of reduction of refunds shall become the property of Hunterdon County and shall not thereafter be refunded. The Engineer may extend the date for completion of the temporary paving or for completion of the final paving, or both, in cases in which in his judgement he considers such extension justifiable, and any reduction in refund shall then date from such extended date.

(3) At any time after the beginning of a period of default by the applicant in completing the temporary pavement or completing the final pavement, the Engineer may serve written notice upon the applicant at the address set forth in the application notifying the applicant that it is in default and setting forth the reasons therefor and giving the applicant five days in which to make corrections in the job to the satisfaction of the Engineer. In the event that such corrections are not made within said five day period, the Engineer may make the corrections with the Hunterdon County employees and materials or by separate contract, or both, and charge the cost of such corrections against any sum still held by Hunterdon County deposited by the applicant, whether such sum be for the application in question or for any other application. In such event that the cost of such correction to Hunterdon County should exceed deposits by the applicant remaining in the hands of Hunterdon County the applicant shall remain liable to Hunterdon County for any such excess. If at any time during the course of the work the Engineer in his judgement deems that adequate traffic control is not being maintained by the applicant, Hunterdon County may take such steps as are necessary in the judgement of the Engineer to maintain adequate traffic control, and the cost thereof shall be charged to such sums on deposit in the same manner as above set forth for the making of corrections in the work and as though such charges were for corrections in the work. No refunds shall be made under paragraph 2 out of any deposits which may have been charged under paragraph 3 until the applicant has restored the amount of the charges. If in the judgement of the Engineer the sum of \$10.00 per foot or the \$500.00 minimum, as the case may be, is insufficient to correct a default by the applicant in the event that such default should occur, then said sum may be increased to such higher sum as in the judgement of the Engineer is necessary to constitute adequate security to Hunterdon County for the above purpose.

(4) As to openings in a shoulder, drain ditch or in any part of the road not paved as a road or as a sidewalk, the Engineer in his judgement may reduce the above figure of \$10.00 per foot to such lower figure as he may see fit. If the back filling and surfacing can be completed to his satisfaction, without the necessity of any further final treatment, then on such completion of back filling and surfacing the appropriate deposit may be refunded 100% in place of 50% as above set forth. With this exception the provisions of paragraph 2 as to back filling and temporary pavements and paragraph 3 shall pertain.

(5) All sums deposited with Hunterdon County shall be kept by the Hunterdon County Treasurer in an interest bearing bank account. In making refunds as above provided, there shall be no interest refunded for any period of time in which the total sums of any applicant on deposit amount to less than \$1,000.00 but for any period of time in which an applicant had a deposit more than \$1,000.00, with any refund there shall also be paid to the applicant whatever interest the County received on any funds of the applicant in excess of \$1,000.00, provided that such period shall not include any period of time for which interest has already been refunded. It is the intent of this Resolution to repay to each applicant all interest received by Hunterdon County on any sums to be refunded to the applicant except that Hunterdon County shall retain interest on the first \$1,000.00 deposit by any applicant.

(6) Before any work is started there must be filed with the Engineer a certificate of liability insurance carrier entitled to write such insurance in the State of New Jersey, showing that the job is covered by liability insurance in the amount of at least \$250,000.00 for personal injury to one person in each accident, and \$500,000.00 for personal injury in each accident, and \$50,000.00 property damage. Said insurance must remain in effect throughout the period of the work and must cover liability incurred as a result of the work, during the period of the work, and for one year thereafter.

(7) This resolution shall supersede the resolution adopted by the Hunterdon County Board of Chosen Freeholders on August 11, 1970, and found in the official minutes on page 119A.

(8) This resolution shall be considered for final adoption at 11:00 a.m. prevailing time in the Freeholders' Meeting Room, Administration Building, Flemington, New Jersey on November 9, 1971.

ADOPTED: October 12, 1971

SCHEDULE A

**HUNTERDON COUNTY
DEPARTMENT OF ROADS, BRIDGES AND ENGINEERING
APPLICATION FOR
ROAD OPENING, UTILITY RELOCATION AND BRIDGE ATTACHMENT**

Date: _____

Application is made by: _____

Applicant's Telephone Number: () _____

Applicant's Address: _____

For (Owner of Property Name): _____

Owner's Telephone Number: () _____

Located at (Address): _____

Municipality: _____

For a permit to open or attach: _____
County facility (road number, bridge/culvert number with name of road)

For the purpose of: _____

Contractor: _____

Contractor's Address: _____

Contractor's Telephone Number: () _____

Name of Applicant's Engineer: _____

Engineer's Address: _____

Engineer's Telephone Number: () _____

Name of Applicant's Contact Person: _____

Contact Person's Address: _____

Contact Person's 24 hr. Telephone Number: () _____

Length of Opening: _____ Width: _____ Depth: _____ Square Yards: _____

Size of Pipe, Main or Ducts Being Installed: _____ Type of Pavement to be Disturbed: _____

Work will be started on: _____

Work to be completed by: _____

Remarks: _____

LOCATE OPENING ON DIAGRAM BELOW

Please indicate "NORTH"
by directions arrow

Show distance from nearest
side street, telephone pole, etc.

The following additional drawings or diagrams are attached.

1. _____
2. _____
3. _____

The applicant has examined the site and indicates that its estimate of the projected useful life of the present pavement is _____ years.

The applicant agrees to comply with the rules and regulations contained in the County Road Opening Policy dated: October 24, 1995 as well as all laws, ordinances and regulations relating to the work. the acceptance of the permit shall be deemed an agreement to abide by all its terms and conditions.

The applicant further agrees that it is responsible for and shall indemnify the County and bear all costs and expense in the event it shall violate the permit or cause, through negligence, the County to incur costs in order to rectify any problem. The costs shall be deducted by the County from the Applicant's cash deposit. The applicant agrees that it is liable for all charges incurred in excess of the deposit.

Received from Applicant:

_____	Insurance Certificate	_____	Road Opening Bond
_____	Cash Deposit	_____	Plans
_____	Other _____		

Amount of Cash
Deposit: _____ (\$ _____)
(Amount to be written) (Figure)

Amount of
Bond: _____ (\$ _____)
(Amount to be written) (Figure)

Amount of Maintenance
Bond: _____ (\$ _____)
(Amount to be written) (Figure)

Name of Applicant (Typed or Printed)

Signature of Applicant

Title

ACCEPTANCE OF PERMIT CONDITIONS
ROAD OPENING AGREEMENT

The undersigned:

1. has reviewed the above permit including all the conditions which have been imposed by the County; and,
2. understands all of the Permit Conditions fully, agrees to all of them and further represents that they are reasonable and attainable; and,
3. has received a copy of, and has reviewed thoroughly and is fully familiar with all of the terms of County Policy 95- _____, entitled:
POLICY AND REQUIREMENTS FOR THE UTILIZATION OF COUNTY ROADS, RIGHTS OF WAY AND BRIDGES BY UTILITY COMPANIES, CONTRACTORS, AND PROPERTY OWNERS FOR ROAD OPENINGS, BRIDGE ATTACHMENTS, AND UTILITY RELOCATIONS and agrees to comply with them fully; and,
4. is fully familiar with the NJDOT Standard Specifications for Road and Bridge Construction 1989 and will comply with them; and,
5. agrees to comply with all of the terms, covenants, and conditions of the Policy and the Permit.

APPLICANT

Dated: _____

D. TIME LIMIT FOR COMPLETION OF WORK

After any opening is made or attachment commenced, the work shall be carried on without delay and final restoration of disturbed surfaces shall be completed as soon as conditions permit. If the work has not been completed before the expiration date of the permit and the permittee fails to request an extension of time, the County Department of Roads, Bridges, and Engineering may, if it considers it advisable, take the necessary steps to permanently restore the area at the Applicant's expense. If a time extension is needed for the completion of the work, approval may be obtained from the Department. Permits will not be issued for a period in excess of 12 months.

E. EXCAVATION

Work shall be conducted to eliminate interference with subsurface utilities and their appurtenances unless permission for interference has been obtained from the proper authorities. No excavation which could endanger or damage trees or shrubbery shall be made without the approval of the County Department of Roads, Bridges, and Engineering. Blasting is not generally approved and will only be permitted by special consent of the Department.

F. BACKFILLING AND TEMPORARY PAVING

1. All excavations shall be completely backfilled and as great a portion as possible of the excavated material shall be replaced. Compaction shall be accomplished by mechanical tamping or as otherwise directed. Unless specifically otherwise directed in writing by the County Engineer, backfill material shall be Dense Graded Aggregate or Soil Aggregate Type 5, Class A. Backfill shall be placed in layers not more than 6 inches thick (see Article 207.06 of the N.J.D.O.T. Standard Specifications). Additional material shall be supplied when a deficiency occurs. If the County Engineer considers the excavated material unsatisfactory for backfill, approved material shall be supplied and the excess unapproved material removed. Where unstable or unsuitable material is encountered at the outer limits of proposed work, it shall be removed and backfilled with the approved backfill material. The final pavement or permanent patch shall be constructed to the lines and grades indicated in Attachment 1.
2. Where wet areas are encountered, the Engineer may direct the placement of underdrains or outlet drains. Unless specifically stated otherwise, the Applicant shall be responsible for providing necessary materials and work including work necessary to outlet the required drain(s). Longitudinal ditches in sidewalk areas may be consolidated by approved compaction methodology. Trenches may not be flushed or puddled except by specific permission of the County Roads and Bridges Department.
3. If immediate replacement of permanent pavement is not feasible, the temporary restoration shall consist of not less than 2 inches of cold patch material consolidated to highway grade. The permittee shall maintain the temporary pavement in a satisfactory condition until permanent repairs are made.

4. The contractor shall, prior to shutdown at the close of each workday, bring all trenches within the excavated area to grade, providing a temporary patch in existing pavement areas consisting of 2 inches of Bituminous Concrete.

G. MATERIALS AND WORKMANSHIP

Materials and workmanship used in construction affecting County roads shall be in accordance with the N.J.D.O.T. Standard Specifications for Road and Bridge Construction 1989 and are subject to inspection and approval of the Hunterdon County Roads and Bridges Department. Where conditions warrant, the Roads and Bridges Department may assign an inspector to the project at the expense of the permittee.

H. UTILITY FACILITIES

1. Utility lines must be located to permit servicing such lines with minimum interference to highway traffic and to minimize need for later adjustments to accommodate future highway improvements. Facilities must be placed in locations designed to provide as little risk of harm to the motoring public as possible.
2. Longitudinal installation must be located on uniform alignment as near as practicable to the right-of-way line so as to provide a safe environment for traffic operation and preserve space for future highway improvements or other utility installations.
3. With pole type facilities, where a guide rail is present, poles should always be located behind the guide rail allowing sufficient clear distance behind the guide rail for the guide rail's deflection.
4. In all cases, full consideration must be given to measures reflecting sound engineering principles and factors necessary to preserve and protect the integrity and visual quality of the highway, its maintenance, efficiency and the safety of the highway traffic.
5. Periodically, County road construction and maintenance projects will require the removal and relocation of existing utility facilities. The County, upon making a decision to alter a roadway, will provide a complete set of plans to owners of affected utility facilities, and will require a meeting to establish a timetable for the removal and relocation of the affected facilities. Utilities will be required to strictly comply with the timetable established, to ensure that County road projects are not delayed. (See more detailed requirements set forth in Section 5 of the Policy.)

I. SPECIAL CONDITIONS

1. A preconstruction meeting must be held prior to the commencement of any work.
2. The Applicant shall designate a supervisory level employee who can act to correct any defects or deficiencies on a round the clock basis.
3. The Applicant shall provide the County with three (3) days advanced notice prior to

starting or restarting after a shut down any work which in any way effects the County roadway.

4. The Applicant shall be responsible for notifying all utility companies of its proposed work.
5. The Applicant shall notify the owners of adjoining properties as least 24 hours prior to the time it proposes to begin any work which will interfere with their normal passage.
6. No materials or equipment are to be stockpiled or stored within the limits of the existing road or shoulder. Where approved by the County Engineer, surplus or adjoining right of way may be used for such purposes providing appropriate warning and protective measures are taken.
7. Interference with drainage installations must be avoided. The existing cross section and drainage of the highway shall not be disturbed. The longitudinal flow of water along the gutter line must not be interrupted. It shall be the responsibility of the Applicant to make adequate provisions for all transverse, lateral and longitudinal drainage affected by his construction.
8. Where any work of the Applicant is found to be deficient or if it is determined that the Applicant does not have sufficient equipment or materials on hand to complete the required work, the Applicant shall not make further excavations until all outstanding work is completed. If it is found that insufficient traffic protection is provided, the Applicant, upon notification shall immediately take correction action to secure the project and shall be prohibited from further work until adequate protection is provided.

J. COMPLIANCE WITH POLICY

The Applicant will comply with all other requirements of the Policy and Requirements for the utilization of County roads, rights-of-way and bridges by utility companies, contractors, and property owners for road openings, bridge attachments and utility relocations.

K. SPECIFIC ADDITIONAL CONDITIONS

K. SPECIFIC ADDITIONAL CONDITIONS (cont'd.)

The Applicant agrees to all of these conditions and will undertake the work in accordance with them.

APPLICANT

Dated: _____ BY: _____

**SCHEDULE D
GUARANTY AND WARRANTY BOND
(COUNTY ROAD OPENING)**

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, _____, as Principal (referred to in this Bond as the "PERMITTEE", and _____, incorporated under the laws of the State of _____, having an office at _____, and duly authorized to transact business in the State of New Jersey, as Surety (referred to in this Bond as the "Surety"), are held and are firmly bound and legally responsible to the County of Hunterdon, as Obligee (referred to in this Bond as the "County"), in the penal amount of _____ Dollars (\$ _____), for the payment of which amount the PERMITTEE and SURETY bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly under the terms of this Bond.

WHEREAS:

The PERMITTEE has by written PERMIT AGREEMENT (The Road Opening Permit) dated _____, entered into a binding contract with the County for the restoration and maintenance for a _____ year period of a road opening made by the PERMITTEE at the location set forth in the Permit. That Permit Agreement is made a part of this Bond by reference, and is hereinafter referred to as the "ROAD OPENING PERMIT". This Bond stays in effect for the period that the PERMITTEE is responsible for restoration and maintenance.

NOW THEREFORE, the condition of this obligation is such that if the PERMITTEE promptly and faithfully performs under the ROAD OPENING PERMIT, then the obligation under this Bond is null and void. However, it otherwise remains in full force and effect.

The Surety hereby waives notice of any alteration of the ROAD OPENING PERMIT or extension of time made by the County or the imposition of additional requirements after the ROAD OPENING PERMIT has been issued.

The Surety undertakes under this Bond that whenever the PERMITTEE shall be, and is declared by the County to be in default under the ROAD OPENING PERMIT, the Surety shall promptly remedy the default by:

(1) Completing the ROAD OPENING PERMIT (and in particular maintenance and restoration obligations) in accordance with its terms and conditions, and all Amendments to the ROAD OPENING PERMIT, even if subsequent to the date of this Bond;

or

(2) Make available sufficient funds to pay the cost of performance, including other costs and damages which the County may incur or be liable (including reasonable attorney and investigation fees), but not exceeding the PENAL amount set forth above.

The Surety acknowledges that it shall provide substitute performance within forty-eight (48) hours of being notified of a default by the PERMITTEE. If substitute performance is not provided within forty-eight (48) hours, the County may arrange for performance at the cost and expense of the Principal (PERMITTEE) and Surety.

The County shall be entitled to, and the Surety and Principal consent to, the issuance of a mandatory injunction to enforce the County's right to insist upon prompt performance by the Surety in the event of a default. Both the Surety and the Principal consent

to the jurisdiction of the Courts of the State of New Jersey.

Any suit under this Bond must be instituted within two (2) years from the date of expiration of this Bond (the date when maintenance responsibility ends).

No right of action shall accrue on this Bond, to or for the use of any person or corporation other than the County, or the successors or assigns of the County.

The Surety hereby stipulates and agrees that no modifications, omissions, or additions in or to the terms of the ROAD OPENING PERMIT shall in any way affect the obligation of the Surety on this Bond.

ATTEST:

(Corporate Name)

By:
(Impress Seal)

By:

ATTEST:

(Corporate Name)

By:
(Impress Seal)

By:

SCHEDULE E

UTILITY STANDING AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 1996,
between:

THE COUNTY OF HUNTERDON, a body politic and corporate of the
State of New Jersey, acting by and through its
Board of Chosen Freeholders
c/o Denise B. Doolan, Clerk of the Board
Victorian Plaza, One East Main Street
Flemington, New Jersey 08822

(referred to in this Agreement as the " _____ ")

and

(referred to in this Agreement as the "Applicant")

WHEREAS:

Applicant has obtained more than one ROAD OPENING PERMIT under the County of
Hunterdon Road Opening Policy.

Section 9.5.1 of the Policy permits the Applicant to satisfy the Bonding Requirements
of the Policy by executing a Standing Agreement in lieu of posting separate bonds for each Road
Opening Permit.

This Agreement is made pursuant to Section 9.5.1 of the County Policy.

NOW, THEREFORE, in consideration of the recitals indicated above, and in consideration of the County issuing one or more permits to the Applicants, the Applicant agrees as follows:

1. In lieu of posting the Guarantee and Warranty Bond for each Road Opening Permit the Applicant may require, the Applicant shall:

2. Deposit cash in an amount equal to \$200.00 times the number of Road Opening Permits obtained by the Applicant in the previous year, but no less than \$5,000.00 to be used by the County for emergency repairs.

In the event any monies are drawn against the cash bond, the Applicant must immediately replace the sum withdrawn upon notification by the County; and

3. The Applicant must comply with the insurance requirements and provide insurance certificates for itself and its contractors as required in this Policy; and Post a standing bond in an amount to be determined by the County Engineer based upon the following factors:

- a) the number and frequency of road opening permits sought by the Utility Company; and**
- b) the general nature and size of the openings; and**
- c) the type of facility and restoration work required; and**
- d) the projected period for which the Utility Company's responsibility will continue under this Section 9.**

to insure and guarantee restoration of the roads, compliance with the outstanding permit conditions and all the obligations set forth in this policy.

Name of Applicant (Typed or Printed)

Signature of Applicant

Title

Dated: _____

**SCHEDULE B
ROAD OPENING PERMIT**

Permit # _____

Contractor: _____

In Case of Trench Settlement: _____

Phone Number: _____

An application has been received from _____
for permission to make an opening in _____ at a point _____

The application is attached.

Permission is hereby granted to _____
to make an opening in the road for the purpose of _____

This permit is issued in accordance with the agreement and plans contained in the
applications heretofore filed with the County Engineer by:

_____ on _____.

Work to begin: _____.

Temporary pavement to be completed by: _____.

Permanent pavement to be completed by: _____.

This permit expires on: _____.

The projected useful life of this road to be opened is: _____.

OFFICE OF THE COUNTY ENGINEER

SC: W.C. Wolfe, Road Supervisor
R. Johnson, Acting Assistant
Road Supervisor
Construction Inspectors
Supervisor of Roads

John P. Glynn, Director,
Roads, Bridges & Engineering

Date

****NOTE: ALL SIGNS MUST BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.**

*****NOTE: COUNTY ENGINEER'S OFFICE MUST BE NOTIFIED AT LEAST THREE (3) DAYS BEFORE WORK IS TO BEGIN.**

**DIAL TOLL FREE ONE NUMBER FOR
GAS, ELECTRIC, TELEPHONE, AND
TELEGRAPH:**

**IT IS THE LAW TO CALL
BEFORE YOU DIG.**

**1-800-272-1000
(Underground Location Service)**

APPENDIX 4

**Schedule B
Sight Triangle Easement Form**

SIGHT EASEMENT

SCHEDULE "B"

THIS INDENTURE made the _____ day of _____ 19__

BETWEEN Name: _____
(grantor or corporation)

Address: _____

hereinafter designated as the grantor (the masculine singular is used throughout this instrument to refer to the grantor whether there may be one grantor or more, and whether or not the grantor may be a corporation),

AND THE COUNTY OF HUNTERDON, a public corporation of the State of New Jersey, having its county seat at Flemington, New Jersey, and its principal office at the County Administration Building, One East Main Street, Flemington, New Jersey 08822-1200, the grantee, hereinafter referred to as the County.

WITNESSETH THAT the grantor in order to comply with applicable provisions of laws or ordinances, or for the purpose of improving the County road adjacent to premises owned by the grantor, or both, (and for no money paid by the County to the grantor) does by these presents grant and convey to the County for purposes of the aforesaid County road an easement over premises in the

_____ in the
(town, township, etc.)
County of Hunterdon and State of New Jersey, more particularly described as set forth in Schedule A annexed hereto.

The surface of the areas described in Schedule A shall at all times comply with the following restrictions and requirements:

At a height of from 2 feet to 10 feet above the surface of any road entering the County road, there shall be a clear view of the surface of the travelled way of the County road for a distance of 100 feet in _____ direction from the centerline of the intersecting roadway; such clear view shall exist at all points of the centerline of the intersecting roadway from the intersection of said centerline with the right of way line of the County road to a point 30 feet away from said point of intersection.

The easement rights and powers hereby granted and conveyed to the County may be granted and conveyed by the County to any succeeding public corporation or entity.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, or if a corporation, has caused these presents to be executed by the grantor's proper corporate officers the day and year first above written.

Witness: _____ Grantor(s): _____
(signature) (signature(s))

(typed or printed) (typed or printed)

Address: _____ Address: _____

This instrument prepared by: _____
(signature)

(typed or printed)

Address: _____

Acknowledgment, Individual

STATE OF NEW JERSEY :
COUNTY OF HUNTERDON : SS.:

Be it Remembered, that on _____, 19____,
before me, the subscriber, _____, personally
appeared _____ (notary public)
_____ (grantor), who, I am satisfied,
are the person(s) so named in and who executed the within
instrument, and thereupon they acknowledged that they signed,
sealed and delivered the same as an act and deed, for the uses and
purposes therein expressed, consideration defined in P.L. 1968 C.49
Sec.1(c), is \$ NONE.

(signature and seal of notary public)

Acknowledgment, Corporation

STATE OF NEW JERSEY :
COUNTY OF : SS.:

Be it Remembered, that on _____, 19____,
before me the subscriber, _____ (month-day)
personally appeared _____ (notary public),
who, being by me
duly sworn on his oath, doth depose and make proof to my
satisfaction, that he is the _____ of
_____ (title of personal)
the _____ corporation named in the
_____ (corporate name)
within instrument; that _____ is the
_____ of said corporation; that the
_____ (officer of corporation)
execution, as well as the making of this instrument, has been duly
authorized by a proper resolution of the board of directors of the
said corporation, that deponent well knows the corporate seal of
said corporation; and the seal affixed to said instrument is such
corporate seal and was thereto affixed, and said instrument signed
and delivered by said _____, as and for

_____ (title)
his voluntary act and deed and as and for the voluntary act and
deed of said corporation, in present of deponent, who thereupon
subscribed his name thereto as witness, as such consideration
defined in P.L. 1968 C.49 Sec. 1(c), is \$ NONE.

Sworn to and subscribed before me,
at _____
_____ (place)
the date of aforesaid.

(signature and seal of corporation)

(signature and seal of notary public)

EASEMENT

Grantor
to
THE COUNTY OF HUNTERDON
Grantee

Dated: 19

Return to the
Hunterdon County Engineer

DESCRIPTION OF LANDS DEDICATED FOR SIGHT EASEMENTS

SCHEDULE "B"

Description of easement from _____ (Owner's Name) _____ to the
County of Hunterdon in the _____ (Municipality) _____ .

BEGINNING at a point in the (north, east, south or west) easement line of County
Road No. _____, _____ (Road or Street Name) _____,
100 feet distant on a course of _____ from the point
of intersection of the said (north, east, south or west) right-of-way or easement line
of County Road No. _____ with the (north, east, south or west) right-of-way
or easement line of proposed Road having a width of _____ feet; thence (1)
running along said easement line of County Road No. _____ a course of _____
a distance of 30 feet; thence (3) running along a line in a (northerly, easterly,
southerly or westerly) direction to the point and place of beginning.

APPENDIX 5

**Schedule A
Right-of-Way Easement Form**

RIGHT-OF-WAY EASEMENT

SCHEDULE "A"

THIS INDENTURE made the _____ day of _____ 19__

BETWEEN Name: _____
(grantor or corporation)

Address: _____

hereinafter designated as the grantor (the masculine singular is used throughout this instrument to refer to the grantor whether there may be one grantor or more, and whether or not the grantor may be a corporation),

AND THE COUNTY OF HUNTERDON, a public corporation of the State of New Jersey, having its county seat at Flemington, New Jersey, and its principal office at the County Administration Building, One East Main Street, Flemington, New Jersey 08822-1200, the grantee, hereinafter referred to as the County.

WITNESSETH THAT the grantor in order to comply with applicable provisions of laws or ordinances, or for the purpose of improving the County road adjacent to premises owned by the grantor, or both, (and for no money paid by the County to the grantor) does by these presents grant and convey to the County for purposes of the aforesaid County road an easement over premises in the

_____ in the
(town, township, etc.)
County of Hunterdon and State of New Jersey, more particularly described as set forth in Schedule A annexed hereto.

On said premises the County may build, widen, improve and repair the County road including such bridges, culverts, slope and drainage facilities as it may see fit, and the County may also permit the installation, repair, maintenance and removal of such public utility wires, pipes and other devices and facilities as it may see fit, and may also build, maintain repair and remove or permit the building, maintaining, repairing and removing of such entrances as it may see fit.

The easement rights and powers hereby granted and conveyed to the County may be granted and conveyed by the County to any succeeding public corporation or entity.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, or if a corporation, has caused these presents to be executed by the grantor's proper corporate officers the day and year first above written.

Witness: _____ Grantor(s): _____
(signature) (signature(s))

_____ (typed or printed) _____ (typed or printed)

Address: _____ Address: _____

This instrument prepared by: _____
(signature)

_____ (typed or printed)

Address: _____

Acknowledgment, Individual

STATE OF NEW JERSEY :
COUNTY OF HUNTERDON : SS.:

Be it Remembered, that on _____, 19____,
before me, the subscriber, _____, personally
appeared _____ (notary public)
_____, who, I am satisfied,
(grantor)
are the person(s) so named in and who executed the within
instrument, and thereupon they acknowledged that they signed,
sealed and delivered the same as an act and deed, for the uses and
purposes therein expressed, consideration defined in P.L. 1968 C.49
Sec.1(c), is \$ NONE.

(signature and seal of notary public)

Acknowledgment, Corporation

STATE OF NEW JERSEY :
COUNTY OF : SS.:

Be it Remembered, that on _____, 19____,
(month-day)
before me the subscriber, _____,
(notary public)
personally appeared _____, who, being by me
duly sworn on his oath, doth depose and make proof to my
satisfaction, that he is the _____ of
(title of personal)

the _____ corporation named in the
(corporate name)
within instrument; that _____ is the

_____ of said corporation; that the
(officer of corporation)
execution, as well as the making of this instrument, has been duly
authorized by a proper resolution of the board of directors of the
said corporation, that deponent well knows the corporate seal of
said corporation; and the seal affixed to said instrument is such
corporate seal and was thereto affixed, and said instrument signed
and delivered by said _____, as and for

(title)
his voluntary act and deed and as and for the voluntary act and
deed of said corporation, in present of deponent, who thereupon
subscribed his name thereto as witness, as such consideration
defined in P.L. 1968 C.49 Sec. 1(c), is \$ NONE.

Sworn to and subscribed before me,

at _____
(place)
the date of aforesaid.

(signature and seal of corporation)

(signature and seal of notary public)

EASEMENT

Grantor
to
THE COUNTY OF HUNTERDON
Grantee

Dated: 19 _____

Return to the
Hunterdon County Engineer

DESCRIPTION OF LANDS DEDICATED FOR RIGHTS-OF-WAY

SCHEDULE "A"

Revised easement description from _____ (Owner's Name) _____ to
the County of Hunterdon in the _____ (Municipality) _____

BEGINNING at a point in the common property line of _____ (Name) _____,
Block _____, Lot _____, and _____ (Name) _____,
Block _____, Lot _____, said point being (25', 33', 40' or as required)
measured at right angels to the center line of pavement of County Road No. _____,
_____ Road or Street Name _____, as it now exists and this new easement line shall
run parallel to the existing roadway center line and (25', 33', 40' or as above) distant
therefrom for a total length of approximately (length of frontage in feet) to the
common property line of _____ (Name) _____ and _____ (Name) _____,
Block _____, Lot _____.

This easement shall include the area between the center line of pavement of County
Road No. _____ as it now exists and the above described new easement line.

The above described revised easement is inclusive of the right-of-way heretofore
existing.

APPENDIX 6

Combined Schedule A and B



RIGHTS-OF-WAY & SIGHT EASEMENTS

SCHEDULE A & B

THIS INDENTURE made this _____ day of _____ 19 _____
BETWEEN Name: _____
(grantor or corporation)

Address: _____
hereinafter designated as the grantor (the masculine singular is used throughout this instrument to refer to the grantor whether there may be one grantor or more, and whether or not the grantor may be a corporation), and

THE COUNTY OF HUNTERDON, a public corporation of the State of New Jersey, having its county seat at Flemington, New Jersey, and its principal office at the County Administration Building, One East Main Street, Flemington, New Jersey 08822-1200, the grantee, hereinafter referred to as the County.

WITNESSETH THAT the grantor in order to comply with applicable provisions of laws or ordinances, or for the purpose of improving the County road adjacent to premises owned by the grantor, or both, (and for no money paid by the County to the grantor) does by these presents grant and convey to the County for purposes of the aforesaid County road an easement over premises in the _____ of _____ in the County of Hunterdon and State of _____
(town, township, etc.)

New Jersey more particularly described as set forth in Schedule A annexed hereto.

On said premises the County may build, widen, improve and repair the County road including such bridges, culverts, slope and drainage facilities, guard rails, and other protections and such other devices and facilities as it may see fit, and the County may also permit the installation, repair, maintenance and removal of such public utility wires, pipes and other devices and facilities as it may see fit and may also build, maintain, repair and remove or permit the building, maintaining, repairing and removing of such entrances as it may see fit.

In addition to the foregoing road easement the grantor does also grant and convey to the County a sight easement over premises in the aforesaid municipality described as in Schedule B annexed hereto. The surface of the area described in said Schedule B shall at all times comply with the following restrictions and requirements:

At a height of from 2 ft. to 10 ft. above the surface of any road entering the County road there shall be a clear view of the surface of the travelled way of County road for a distance of 100 ft. in each direction from the center line of the intersecting roadway; such clear view shall exist at all points of the center line of the intersecting roadway from the intersection of said center line with the right of way line of the County road to a point of 30 ft. away from said point of intersection.

The easement, rights and powers hereby granted and conveyed to the County may be granted and conveyed by the County to any succeeding public corporation or entity.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, or if a corporation, has caused these presents to be executed by the grantor's proper corporate officers the day and year first above written.

Witness: _____ Grantor(s): _____
(signature) (signature)

(typed or printed) (typed or printed)

Address: _____ Address: _____

This instrument prepared by: _____
(signature)

(typed or printed)

Address: _____

Acknowledgment, Individual

STATE OF NEW JERSEY :
COUNTY OF HUNTERDON : SS.:

Be it Remembered, that on _____, 19____,
before me, the subscriber, _____, personally
appeared _____ (notary public)
_____ (grantor), who, I am satisfied,
are the person(s) so named in and who executed the within
instrument, and thereupon they acknowledged that they signed,
sealed and delivered the same as an act and deed, for the uses and
purposes therein expressed, consideration defined in P.L. 1968 C.49
Sec.1(c), is \$ NONE.

(signature and seal of notary public)

Acknowledgment, Corporation

STATE OF NEW JERSEY :
COUNTY OF : SS.:

Be it Remembered, that on _____, 19____,
before me the subscriber, _____ (month-day)
personally appeared _____ (notary public)
_____, who, being by me
duly sworn on his oath, doth depose and make proof to my
satisfaction, that he is the _____ of
_____ (title of personal)
the _____ (corporate name) corporation named in the
within instrument; that _____ is the
_____ of said corporation; that the
(officer of corporation)
execution, as well as the making of this instrument, has been duly
authorized by a proper resolution of the board of directors of the
said corporation, that deponent well knows the corporate seal of
said corporation; and the seal affixed to said instrument is such
corporate seal and was thereto affixed, and said instrument signed
and delivered by said _____, as and for
_____ (title)
his voluntary act and deed and as and for the voluntary act and
deed of said corporation, in present of deponent, who thereupon
subscribed his name thereto as witness, as such consideration
defined in P.L. 1968 C.49 Sec. 1(c), is \$ NONE.

Sworn to and subscribed before me,
at _____ (place)
the date of aforesaid.

(signature and seal of corporation)

(signature and seal of notary public)

EASEMENT

Grantor
to
THE COUNTY OF HUNTERDON
Grantee

Dated: _____ 19 _____

Return to the
Hunterdon County Engineer

DESCRIPTION OF LANDS DEDICATED FOR RIGHTS-OF-WAY

SCHEDULE "A"

Revised easement description from _____ (Owner's Name) _____ to
the County of Hunterdon in the _____ (Municipality) _____

BEGINNING at a point in the common property line of _____ (Name) _____,
Block _____, Lot _____, and _____ (Name) _____,
Block _____, Lot _____, said point being (25', 33', 40' or as required)
measured at right angles to the center line of pavement of County Road No. _____,
_____ Road or Street Name _____, as it now exists and this new easement line shall
run parallel to the existing roadway center line and (25', 33', 40' or as above) distant
therefrom for a total length of approximately (length of frontage in feet) to the
common property line of _____ (Name) _____ and _____ (Name) _____,
Block _____, Lot _____.

This easement shall include the area between the center line of pavement of County
Road No. _____ as it now exists and the above described new easement line.

The above described revised easement is inclusive of the right-of-way heretofore
existing.

DESCRIPTION OF LANDS DEDICATED FOR SIGHT EASEMENTS

SCHEDULE "B"

Description of easement from _____ (Owner's Name) _____ to the
County of Hunterdon in the _____ (Municipality) _____ .

BEGINNING at a point in the (north, east, south or west) easement line of County
Road No. _____, _____ (Road or Street Name) _____,
100 feet distant on a course of _____ from the point
of intersection of the said (north, east, south or west) right-of-way or easement line
of County Road No. _____ with the (north, east, south or west) right-of-way
or easement line of proposed Road having a width of _____ feet; thence (1)
running along said easement line of County Road No. _____ a course of _____
a distance of 30 feet; thence (3) running along a line in a (northerly, easterly,
southerly or westerly) direction to the point and place of beginning.

APPENDIX 7

**Schedule C
Construction Easement**

CONSTRUCTION EASEMENT

SCHEDULE "C"

THIS INDENTURE made the _____ day of _____ 19__

BETWEEN Name: _____
(grantor or corporation)

Address: _____

hereinafter designated as the grantor (the masculine singular is used throughout this instrument to refer to the grantor whether there may be one grantor or more, and whether or not the grantor may be a corporation),

AND THE COUNTY OF HUNTERDON, a public corporation of the State of New Jersey, having its county seat at Flemington, New Jersey, and its principal office at the County Administration Building, One East Main Street, Flemington, New Jersey 08822-1200, the grantee, hereinafter referred to as the County.

WITNESSETH THAT the grantor in order to comply with applicable provisions of laws or ordinances, or for the purpose of improving the County road adjacent to premises owned by the grantor, or both, (and for no money paid by the County to the grantor) does by these presents grant and convey to the County for purposes of the aforesaid County road an easement over premises in the _____ in the

(town, township, etc.)
County of Hunterdon and State of New Jersey, more particularly described as set forth in Schedule A annexed hereto.

The County may access clear and/or grade said premise to build, widen, improve and repair the adjoining County road including such bridges, culverts, slope and drainage facilities as it may see fit.

The easement rights and powers hereby granted and conveyed to the County may be granted and conveyed by the County to any succeeding public corporation or entity.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, or if a corporation, has caused these presents to be executed by the grantor's proper corporate officers the day and year first above written.

Witness: _____ Grantor(s): _____
(signature) (signature(s))

(typed or printed) (typed or printed)

Address: _____ Address: _____

This instrument prepared by: _____
(signature)

(typed or printed)

Address: _____

Acknowledgment, Individual

STATE OF NEW JERSEY :
COUNTY OF HUNTERDON : SS.:

Be it Remembered, that on _____, 19____,
before me, the subscriber, _____, personally
appeared _____, who, I am satisfied,
(notary public)
(grantor)
are the person(s) so named in and who executed the within
instrument, and thereupon they acknowledged that they signed,
sealed and delivered the same as an act and deed, for the uses and
purposes therein expressed, consideration defined in P.L. 1968 C.49
Sec.1(c), is \$ NONE.

(signature and seal of notary public)

Acknowledgment, Corporation

STATE OF NEW JERSEY :
COUNTY OF : SS.:

Be it Remembered, that on _____, 19____,
(month-day)
before me the subscriber, _____,
(notary public)
personally appeared _____, who, being by me
duly sworn on his oath, doth depose and make proof to my
satisfaction, that he is the _____ of
(title of personal)
the _____ corporation named in the
(corporate name)
within instrument; that _____ is the

_____ of said corporation; that the
(officer of corporation)
execution, as well as the making of this instrument, has been duly
authorized by a proper resolution of the board of directors of the
said corporation, that deponent well knows the corporate seal of
said corporation; and the seal affixed to said instrument is such
corporate seal and was thereto affixed, and said instrument signed
and delivered by said _____, as and for
(title)
his voluntary act and deed and as and for the voluntary act and
deed of said corporation, in present of deponent, who thereupon
subscribed his name thereto as witness, as such consideration
defined in P.L. 1968 C.49 Sec. 1(c), is \$ NONE.

Sworn to and subscribed before me,
at _____
(place)
the date of aforesaid.

(signature and seal of corporation)

(signature and seal of notary public)

EASEMENT

Grantor
to
THE COUNTY OF HUNTERDON
Grantee

Dated: _____ 19 _____

Return to the
Hunterdon County Engineer

APPENDIX 8

**Schedule M
Maintenance Easement**

MAINTENANCE EASEMENT

SCHEDULE "M"

THIS INDENTURE made the _____ day of _____ 19__

BETWEEN Name: _____
(grantor or corporation)

Address: _____

hereinafter designated as the grantor (the masculine singular is used throughout this instrument to refer to the grantor whether there may be one grantor or more, and whether or not the grantor may be a corporation),

AND THE COUNTY OF HUNTERDON, a public corporation of the State of New Jersey, having its county seat at Flemington, New Jersey, and its principal office at the County Administration Building, One East Main Street, Flemington, New Jersey 08822-1200, the grantee, hereinafter referred to as the County.

WITNESSETH THAT the grantor in order to comply with applicable provisions of laws or ordinances, or for the purpose of maintaining the County structure(s) adjacent to premises owned by the grantor, or both, (and for no money paid by the County to the grantor) does by these presents grant and convey to the County for purposes of the aforesaid County structure(s) an easement over the premises in the _____ in the

(town, township, etc.)

County of Hunterdon and State of New Jersey, more particularly described as: Structure Number: _____

Block: _____ Lot: _____

Municipality: _____

Subject to an easement granted to the County of Hunterdon which shall be 25 feet distance from the existing bridge structure and its appurtenances. This easement is granted to permit the County to repair, maintain and clean the existing bridge structure in its present architectural style. The County shall not be permitted to destroy any mature trees, and will be required to restore the landscaping to its preconstruction condition and remove all debris, etc. upon completing any repair and maintenance procedures.

The easement rights and powers hereby granted and conveyed to the County may be granted and conveyed by the County to any succeeding public corporation or entity.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, or if a corporation, has caused these presents to be executed by the grantor's proper corporate officers the day and year first above written.

Witness: _____ Grantor(s): _____
(signature) (signature(s))

(typed or printed) (typed or printed)

Address: _____ Address: _____

This instrument prepared by: _____
(signature)

(typed or printed)

Address: _____

APPENDIX 9

Preconstruction Meeting Directions

1614. CONSTRUCTION SURVEILLANCE AND INSPECTION OF DEVELOPMENTS

Effective immediately, the following procedure shall be implemented on all new developments which abut or affect a County road or bridge.

The developer will be required to submit a written request to the County Engineer to schedule a preconstruction meeting. If the developer is a party other than the owner, a copy of the Agreement must be submitted with the request.

The request shall also be accompanied by the following:

- Two (2) additional sets of approved plans
- One (1) Engineer's Estimate of Cost for ALL improvements in County right of way
- One (1) Payment for Inspection Fees (Amount determined by County Engineer from approved Cost Estimate)
- One (1) Traffic Control Plan
- One (1) Proposed Schedule of Work (Bar Chart or Written Schedule)
- Acknowledgement of Utility Companies (that they have received approved plans and will perform any relocations necessary)
- One (1) SCS Soil Erosion and Control Plan (Approved by Hunterdon County SCD)
- One (1) Copy of all applicable permits
- One (1) List of Contractors and Subcontractors
- One (1) Materials Questionnaire
- Certificate(s) of Insurance for all Contractors working in County right of way

Once the preconstruction meeting is scheduled by the County Engineer or his designee, this office will notify the municipal engineer and local police; the developer will be responsible for notifying his contractor (w/subs) and utility companies of the date, time, and place, of said meeting. Utility notification should be confirmed in writing.

Where any improvements effect a State highway, the meeting will be scheduled by this office in conjunction with the New Jersey Department of Transportation.

The preconstruction meeting shall be formal in nature and structured to cover each of the items set forth hereinafter. The assigned representative shall be responsible for taking minutes of the meeting and distributing approved copies to all parties.

PRECONSTRUCTION MEETING

DEVELOPMENT:

NAME _____ OWNER/DEVELOPER _____
ROAD _____ ADDRESS _____
TOWNSHIP _____
HCPB APPLICATION NO.: _____ TELEPHONE #: _____
HCE NO.: _____

1. **INTRODUCTIONS: (CIRCULATE ATTENDANCE SIGN-IN SHEET)**
2. **DATES OF APPROVED PLANS --** Have all necessary off tract easements been acquired?
3. **DESIGNATION OF SUPERVISORY PERSON WHO WILL BE RESPONSIBLE FOR THE SITE -- THIS PERSON MUST BE AVAILABLE ON A 24-HOUR A DAY BASIS TO ADDRESS ANY CONDITION WHICH MIGHT OCCUR.**

(NAME _____ TELEPHONE NO. _____)
4. **CERTIFICATE(S) OF INSURANCE --** General contractor shall provide an original insurance certificate as specified in attached samples. County **MUST** be named as additional insured as shown. Subcontractors shall provide Certificate of Insurance verifying coverage. The County must be notified of any change or cancellation.
5. **REVIEW SCHEDULE OF WORK --** Noting three (3) days advanced notice must be given, in writing or by FAX, to allow for inspection scheduling. The first item of work shall be the installation of traffic control devices.
6. **TRAFFIC CONTROL PLAN AND MAINTENANCE AND PROTECTION OF TRAFFIC:**
 - The applicant shall plan and carry out his work to provide for the safe and convenient passage of vehicular and pedestrian traffic.
 - Traffic Control Devices shall be in conformance with the Manual on Uniform Traffic Control Devices and approved traffic plan.
 - Notify the County Engineer in the event of conflict; the Manual on Uniform Traffic Control Devices shall govern unless directed in writing by the County Engineer.
 - The developer shall be responsible for the review of all devices on a regular basis (at least once a day). **Signs shall be covered when not in use.**

Preconstruction Meeting (Continued)

- Upon written or verbal notification of a defect by the County Engineer or his representative or Police Officer, the contractor shall immediately remedy the condition or cease all work, secure the roadway and vacate the right of way.

- No materials or equipment are to be stockpiled or stored within the limits of the existing cartway; where approved by the Engineer, surplus or adjoining right of way may be used for such purpose providing appropriate warning and protective measures are taken.

- Where traffic control plans call for maintenance of one-way traffic; i.e., two (2) directional traffic alternating on one lane, uniformed trained traffic directors shall be provided. The road shall not be closed without the written approval of the County Engineer.

- Notice to adjoining owners at least 24 hours prior to the time he proposes to begin any work which will interfere with their normal passage.

7. INITIAL ACCESS TO SITE

If access to site is to be from a County road, following the installation of Traffic Control Devices, the second order of business shall be to establish safe access to site - clearing and grading for sight distance - antitracking pads, keeping road "clean" (mechanically swept if necessary).

8. REVIEW UTILITY COORDINATION AND RELOCATION

Contractor shall be responsible for all utility markouts and notifications (call 1-800-272-1000).

9. REVIEW QUESTIONS ON CONTRACTORS

- SUBS
- EQUIPMENT QUESTIONNAIRES
- MATERIAL QUESTIONNAIRES
- MIX DESIGNS

10. REVIEW REQUIREMENTS, COUNTY DETAILS

- Where the plans are unclear with respect to requirements, the work shall be completed in accordance with New Jersey Department of Transportation's 1989 Standard Specifications for Road and Bridge Construction and Standard Construction Details.

- Unless specifically directed otherwise in writing by the County Engineer, backfill material shall be Dense Graded Aggregate or Soil Aggregate Designation I-5. Backfill shall be placed in layers not more than 6" thick (see Article 207.06 of the N.J.D.O.T. Standard Specifications).

Preconstruction Meeting (Continued)

•Where unstable or unsuitable material is encountered at the outer limits of proposed work, it shall be removed and backfilled with the approved backfill material. Where wet areas are encountered, the Engineer may direct the placement of underdrains or outlet drains. The developer shall be responsible for providing necessary materials and work including work necessary to outlet the required drain(s).

•Where any work of the developer is found to be deficient or if it is determined that the developer does not have sufficient equipment or materials on hand to complete the required work, the developer shall not make further excavations or start additional work until all outstanding work is completed.

•Note, these requirements are not all inclusive, the developer shall provide all work customary and necessary to complete the proposed work in a safe and efficient manner; where individual project specifications require stricter measures, the project specifications shall govern.

Upon completion of all required work including restoration and final clean-up, the developer shall submit a written statement that all work is completed and request that a final inspection be made. This office will not review any plans for final approval (or performance bond release) until this notification is filed and acted upon. Prior to the release of any performance bond, a two (2) year maintenance bond shall be submitted and approved by the County Engineer's Office.

BOND. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

PRODUCER

ABC INSURANCE AGENCY
PO Box 000
City, State Zip

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

CODE

SUB-CODE

COMPANY LETTER **A** XYZ Insurance Company (include Best's Rating)

COMPANY LETTER **B**

COMPANY LETTER **C**

COMPANY LETTER **D**

COMPANY LETTER **E**

INSURED

Contractor
123 Main St.
Anytown, NJ 99999

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
	GENERAL LIABILITY				GENERAL AGGREGATE	\$ 2,000,
X	COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR. OWNER'S & CONTRACTOR'S PROT.	Please fill in	00/00/00	00/00/00	PRODUCTS-COMPOPS AGGREGATE	\$ 2,000,
X	Explosion, Collapse & Underground				PERSONAL & ADVERTISING INJURY	\$
	AUTOMOBILE LIABILITY				EACH OCCURRENCE	\$ 1,000,
X	ANY AUTO	Please fill in	00/00/00	00/00/00	FIRE DAMAGE (Any one fire)	\$
X	ALL OWNED AUTOS				MEDICAL EXPENSE (Any one person)	\$
X	SCHEDULED AUTOS				COMBINED SINGLE LIMIT	\$ 1,000,
X	HIRED AUTOS				BODILY INJURY (Per person)	\$
X	NON-OWNED AUTOS				BODILY INJURY (Per occurrence)	\$
	GARAGE LIABILITY				PROPERTY DAMAGE	\$
	EXCESS LIABILITY				EACH OCCURRENCE	\$ 2,000,
X	OTHER THAN UMBRELLA FORM	Please fill in	00/00/00	00/00/00	AGGREGATE	\$ 2,000,
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY	\$ 100, (EACH ACCIDENT)
		Please fill in	00/00/00	00/00/00	\$ 500,	(DISEASE-POLICY LIMIT)
					\$ 100,	(DISEASE-EACH EMPLO)
	OTHER					

SAMPLE

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS The County of Hunterdon and the Governing Bodie(s) of the Municipalities within the project limits shall be names as an Additional Insured in this Contract only for this Project
Description of classifications -- If additional space needed, please attach second sheet.

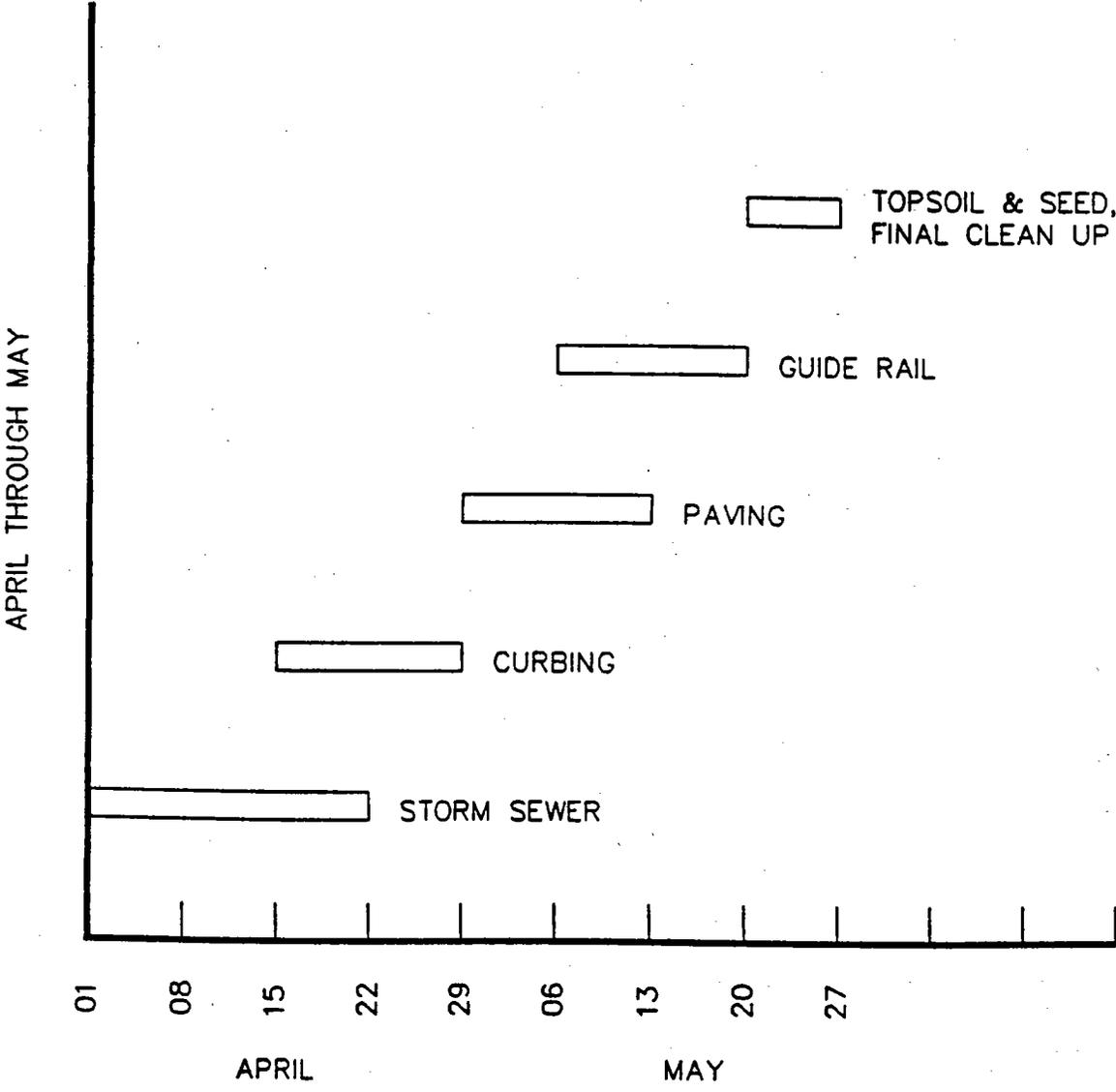
CERTIFICATE HOLDER

CANCELLATION

County of Hunterdon
Administration Building
1 East Main Street
Hunterdon, NJ 08822-1200

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

SAMPLE CONSTRUCTION SCHEDULE



TRAFFIC CONTROL PLAN

(NOT TO SCALE)

Warning sign sequence in opposite direction same as below.

CONSTRUCTION
END

500'

200'-300'

500'

CONSTRUCTION
END

Channelizing devices separate work area from traveled way.

50' MIN.

500'

500
FEET

500'

ONE LANE
ROAD
1000 FT.

500'

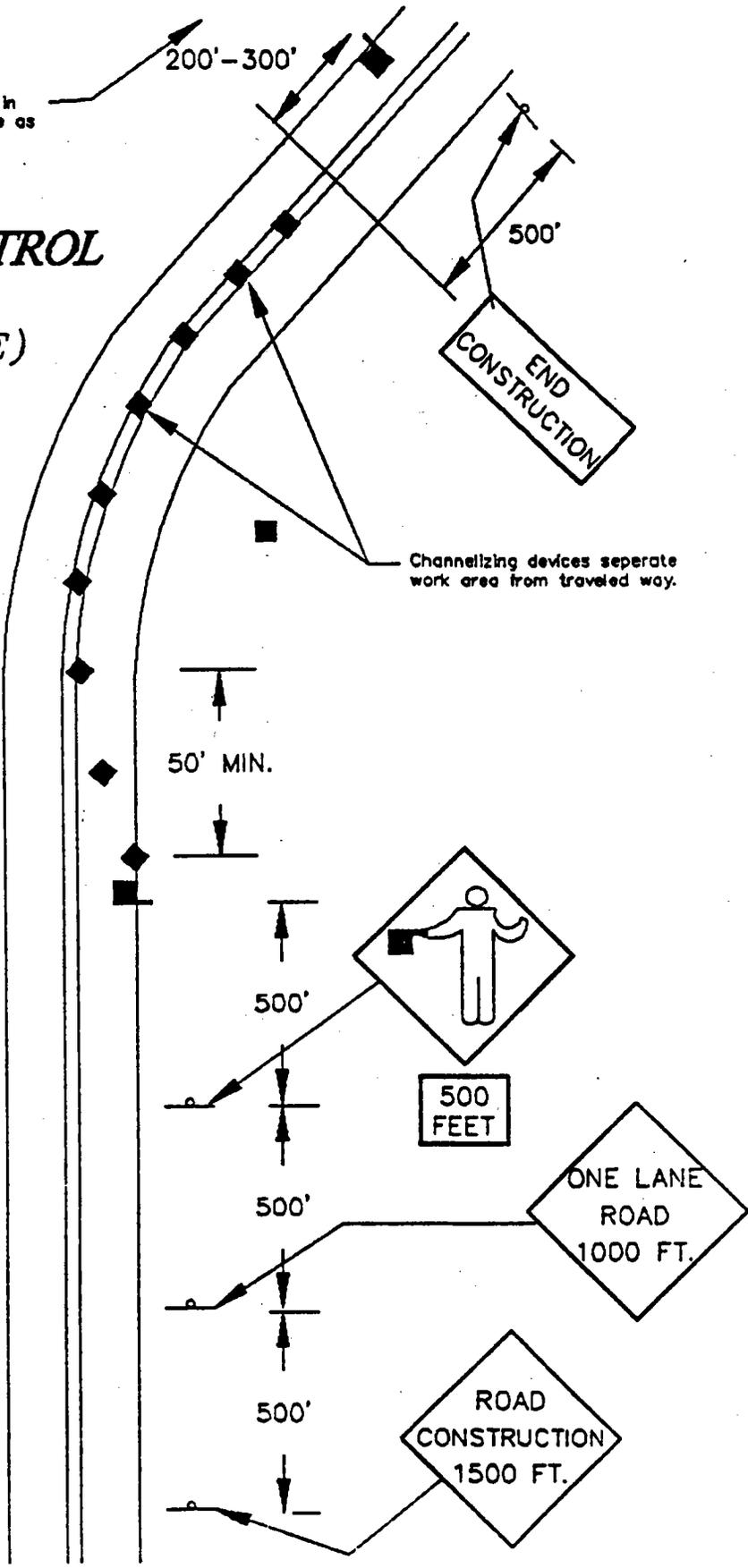
ROAD
CONSTRUCTION
1500 FT.

NOTE:

1. Flood lights should be provided to mark flagger stations at night as needed.
2. If entire work area is visible from one station, a single flagger may be used.
3. Warning lights should be used to mark channelizing devices at night as needed.
4. Channelizing devices are to be extended to a point where they are visible to approaching traffic.
5. Aluminum back signs & steel sign posts are to be used. Wood signs and posts are not allowed.

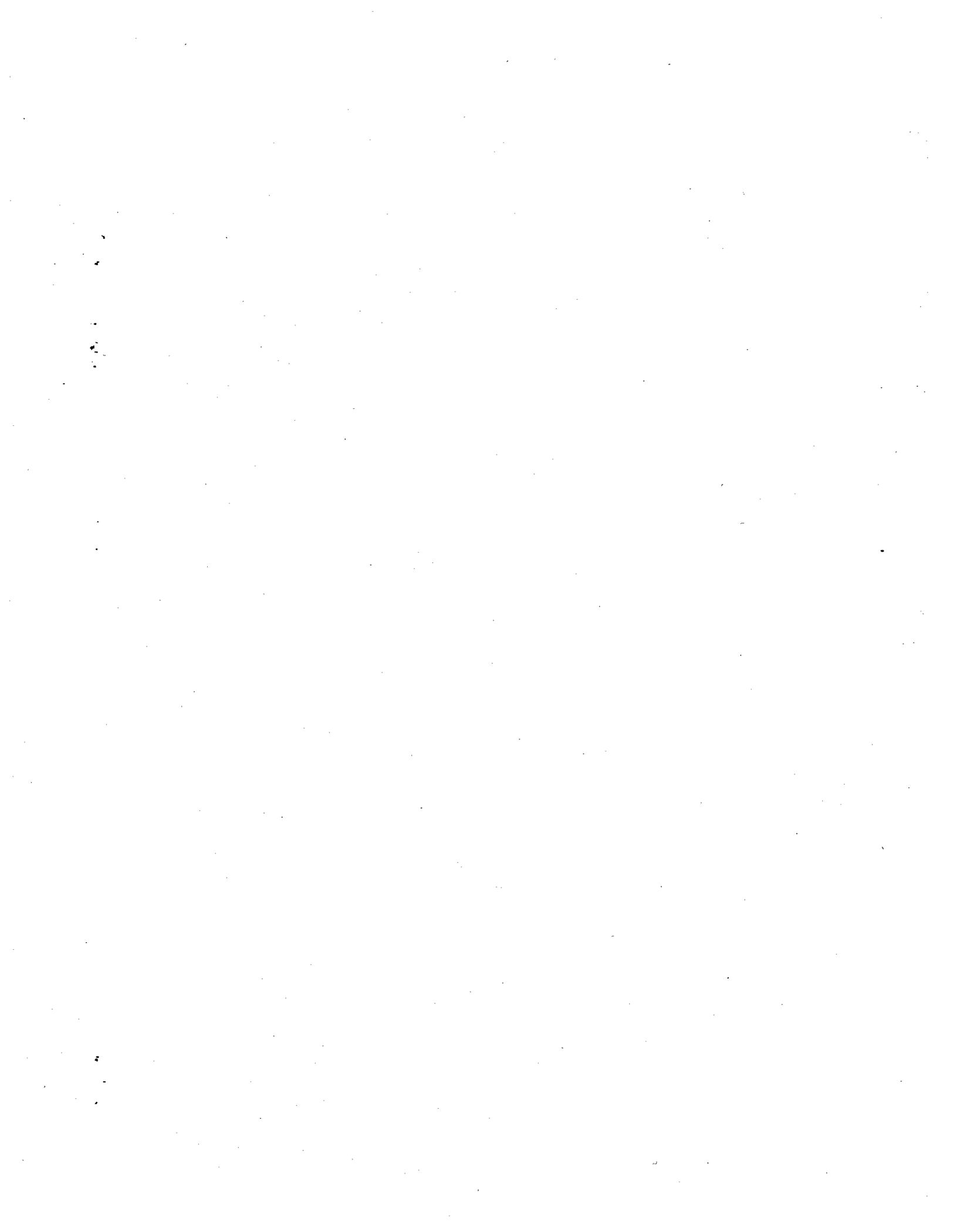
KEY:

-  Flagger
-  Channelizing Devices



APPENDIX 10

Utility Pole Relocation



UTILITY POLE RELOCATION

Involving County Road Improvements

1. As a condition of the approval of a development plan, the Board should require the dedication of additional right-of-way in accordance with the County Master Plan or the Official County Map. Section 601.
2. The Official County Map is the "Functional Classification Map" which appears in the 1970 Master Plan Report Number 19 and is included (as revised) in the Hunterdon County Land Development Standards and the Transportation Plan as adopted by the Planning Board and the Board of Chosen Freeholders.
3. Major/minor subdivisions and site plans with County road frontage shall improve the County road cross-section to the "local road" classification (including shoulders) of Section 403:B.
4. Land developments requiring intersections with the County road shall curb the intersection in accordance with the Standard Intersection Detail of Section 403:B6 and 403:B7.
5. All curbing along the County road shall be set at the cartway width as designated in Section 403:B.
6. The Functional Classification Map and Section 403:B specify the following:

MINIMUM ROAD STANDARD DIMENSIONS

	Local	Minor Collector	Major Collector Minor Arterial
Right-of-Way	50'	66'	80'
Cartway	36'	42'	46'
Travelway	22'	24'	24'
Shoulders/two @	6'	9'	11'
Slope (max.)	2:1	2:1	2:1

Pursuant to the requirements of the Board of Public Utilities ((BPU) and established case law regarding the responsibility for utility pole relocation, the above cited standards shall be utilized to determine those cases where the appropriate utility company shall be responsible for relocating a utility pole which is situated in the location of required County roadway improvements.

APPENDIX 11

Subdivision & Site Plan Application Form

DEVELOPMENT REVIEW APPLICATION

HUNTERDON COUNTY PLANNING BOARD
Administration Building, One East Main Street
Flemington, New Jersey 08822-1200
(908) 788-1490

DATE SUBMISSION ACCEPTED: _____
APPLICATION NUMBER: _____
MUNICIPALITY: _____
BLOCK: _____
LOT: _____

DATE SUBMISSION RECEIVED: _____
(HCPB Date Stamp)

TYPE OF APPLICATION

SITE PLAN

Residential: _____
Non-Residential: _____

SUBDIVISION

Minor: _____
Sketch: _____
Preliminary: _____
Final: _____

PROJECT NAME: _____

APPLICANT:*
Address: _____

Contact Person: _____

Telephone Number: () _____

PROPERTY OWNER:* _____

Address: _____

Telephone Number: () _____

ATTORNEY: _____

Address: _____

Telephone Number: () _____

ENGINEER: _____

Address: _____

Telephone Number: () _____

SUBDIVISION INFORMATION ONLY

NO. OF NEW LOTS PROPOSED:** _____
ACREAGE OF LANDS REMAINING: _____
ACREAGE OF ENTIRE TRACT: _____

COUNTY ROUTE NUMBER: _____
(ONLY if applicable)
APPLICATION FEE: _____

SITE PLAN INFORMATION ONLY

NON-RESIDENTIAL

PROPOSED GROSS FLOOR AREA: (SF)** _____
BUILDING FOOTPRINT: (SF) _____
IMPERVIOUS SURFACE: (SF) _____
NO. OF NEW EMPLOYEES: _____
ACREAGE OF TRACT: _____
COUNTY ROUTE NUMBER: _____
(ONLY if applicable)
APPLICATION FEE: _____

RESIDENTIAL

NO. OF PROPOSED DWELLING UNITS:** _____
IMPERVIOUS SURFACE: (SF) _____
ACREAGE OF TRACT: _____
COUNTY ROUTE NUMBER: _____
(ONLY if applicable)
APPLICATION FEE: _____

APPENDIX 12

County Road Resolution

RESOLUTION

WHEREAS, public roads in the County generally fall under one of three jurisdictions: the State, the County, or the municipality. Each is responsible for the maintenance, repair and improvement of its respective roads. This is in keeping with the areas served by these roads and the types of traffic for which they are intended and the service they provide; and

WHEREAS, the municipal road is generally the local facility providing land access. There is virtually no restriction on driveway access to these local municipal roads. Just as the municipal road collects driveway traffic, the County road network functions largely to collect local road traffic and carry it to intermunicipal destinations, and frequently to a State Highway;

NOW, THEREFORE, BE IT RESOLVED, by the Hunterdon County Board of Chosen Freeholders a County Road is hereby defined as a link between the local roads and the State network, carrying larger traffic volumes than the local roads from which the traffic is collected, and at generally higher speeds. It is primarily for this reason that conditions and restrictions are placed on access and structural development along a County road. The following elements are critical to the proper functioning of the County road system:

1. Access to the County road must be controlled to minimize potential points of conflict between through traffic and traffic entering or leaving the road.
2. The physical design of County roads must accommodate greater traffic volumes and higher travel speeds in conformance with generally accepted engineering standards.
3. Due to the higher traffic volumes and speeds on County roads, sidewalks and bikeways are inappropriate within their rights of way. Where sidewalks and bikeways are required by a municipality, the municipality must assume responsibility for their maintenance.
4. Parking along County roads is incompatible with the function of a County road should be discouraged.
5. The number of pedestrian crossings on a County road should be minimized and they should be identified where provided by appropriate signage.

BE IT FURTHER RESOLVED, the above conditions are appropriate to the function, and the definition of a County road as contained in Title 27 of the New Jersey Statutes Annotated, specifically 27:16-1 which states, "Every Board of Chosen Freeholders may: Lay out and open such free public roads in the County as it may deem useful for the accommodation of travel between two or more communities."

ADOPTED: February 28, 1989

APPENDIX 13

County Planning Enabling Act

CHAPTER 27

COUNTY PLANNING

- Section**
40:27-1. Planning board; members; appointment and term; expenses.
40:27-1.1. Alternate members; appointment; resolution.
40:27-2. Duties of board; master plan; municipal co-operation.
40:27-3. Employees; experts; master plan part of improvement; bonds.
40:27-4. Hearing before plan adopted; notice of hearing; resolution; vote required; municipal master plan, official map or ordinance.
40:27-5. Adding to county map; changes submitted to board; map considered binding.
40:27-6. Buildings and highways; permits; hearing; penalty; enjoining construction.
40:27-6.1. Definitions.
40:27-6.2. Review and approval of all subdivisions of land; procedures; engineering and planning standards.
40:27-6.3. Submission of subdivision application to board for review and approval; report to municipal authority.
40:27-6.4. Review of subdivision application; withholding of approval.
40:27-6.5. Certification of subdivision plat; acceptance for filing.
40:27-6.6. Review and approval of site plans for land development along county roads or affecting county drainage facilities.
40:27-6.7. Report of approval or disapproval to local authority; time limit; extension.
40:27-6.8. Resolution vesting power to review and approve subdivisions and site plans with director.
40:27-6.9. Appeal by aggrieved persons; hearing; decision.
40:27-6.10. Filing copy of planning and zoning ordinances with boards; notice of proposed revision of ordinance.
40:27-6.11. Application to board of adjustment involving land fronting county road, adjoining other county lands or within 200 feet of municipal boundary; notice.
40:27-6.12. Continuation of board's authority to review and approve land subdivision.
40:27-6.13. Notice of hearing on granting variance or establishing or amending official municipal map; contents.
40:27-7. Repealed.
40:27-8. Existing boards continued in conformity with this chapter.
40:27-9 to 40:27-12. Repealed.

Cross References

Cooperation with conservation and economic development department, see § 52:27C-21.
Maps of lands; approval and filing, see § 46:23-9.9 et seq.
Municipal Land Use Law, see § 40:55D-1 et seq.

Law Review Commentaries

Control of land use in New Jersey under the 1953 planning statutes. Roger A. Cunningham (1960) 15 Rutgers L.Rev. 1.
 Role of local government in environmental protection. Lewis Goldshore (Winter 1983) No. 102 N.J.Lawyer 35.

Three systems of land use control; conflict between zoning and other means of control. Norman Williams, Jr. (1970) 25 Rutgers L.Rev. 80.

WESTLAW Computer Assisted Legal Research

WESTLAW supplements your legal research in many ways. WESTLAW allows you to

- update your research with the most current information
- expand your library with additional resources
- retrieve direct history, precedential history and parallel citations with the Insta-Cite service

For more information on using WESTLAW to supplement your research, see the WESTLAW Electronic Research Guide, which follows the Preface.

40:27-1. Planning board; members; appointment and term; expenses

The board of chosen freeholders may create a county planning board of not less than five nor more than nine members. The members of such planning board shall be the director of the board of chosen freeholders, one member of the board of chosen freeholders, to be appointed by the director, the county engineer, if the board exceed six in number, and other citizens who may not hold any other county office and who shall be appointed by such director of the board of chosen freeholders with the approval of that body. One of the remaining members shall be appointed for two years, two shall be appointed for three years, and all additional remaining members shall be appointed for four years, and thereafter their successors shall be appointed for the term of three years from and after the expiration of the terms of their predecessors in office. All members of the county planning board shall serve as such without compensation, but may be paid expenses incurred in the performance of duties.

Historical and Statutory Notes

Cross References

Municipal planning board, see § 40:55D-23 et seq.

Library References

American Digest System

County officers and agents; creation of offices and appointment or election of officers, see Counties §61.

Encyclopedias

County officers and agents; creation of offices and appointment or election of officers, see C.J.S. Counties § 97 et seq.

WESTLAW Research

Counties cases: 104k[add key number].

40:27-1.1. Alternate members; appointment; resolution

The board of chosen freeholders may, by resolution, provide for the appointment of alternate members to the county planning board in accordance with the following:

- a. Where the county planning board consists of six members or less, the director of the board of chosen freeholders, with the approval of a majority of the board of freeholders, may appoint one alternate citizen member;
- b. Where the county planning board consists of more than six members, the director of the board of chosen freeholders, with the approval of a majority of the board of freeholders, may appoint two alternate citizen members. These members shall be designated by the director as "Alternate No. 1" and "Alternate No. 2" and shall participate in the planning board's decision in rotation during the absence or disqualification of any citizen member;
- c. Where the county engineer is a member of the planning board, the director of the board of chosen freeholders, with the approval of a majority of the board of freeholders, may appoint the assistant or deputy county engineer to serve as an alternate to the county engineer;
- d. The director of the board of chosen freeholders, with the approval of a majority of the board of freeholders, may appoint a member of the board of chosen freeholders to serve as an alternate to the two freeholder members.

Alternate members shall be appointed for terms to expire at the same time as the terms of the regular members for whom they are alternate. An alternate member shall be entitled to sit with

participate as a member in any hearing before the board. Any alternate member who has attended the full hearing or hearings may participate in the board's decision during the absence or disqualification of any regular member for whom he is an alternate.

L.1975, c. 186, § 1, eff. Aug. 16, 1975.

Historical and Statutory Notes

Title of Act: boards in certain cases, and supplementing chapter 27 of Title 40 of the Revised Statutes. L.1975, c. 186.

Library References

American Digest System

County officers and agents; creation of offices and appointment or election of officers, see Counties ¶61.

Encyclopedias

County officers and agents; creation of offices and appointment or election of officers, see C.J.S. Counties § 97 et seq.

WESTLAW Research

Counties cases: 104k[add key number].

40:27-2. Duties of board; master plan; municipal co-operation
The county planning board shall make and adopt a master plan for the physical development of the county. The master plan of a county, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the county planning board's recommendations for the development of the territory covered by the plan, and may include, among other things, the general location, character, and extent of streets or roads, viaducts, bridges, waterway and waterfront developments, parkways, playgrounds, forests, reservations, parks, airports, and other public ways, grounds, places and spaces; the general location and extent of forests, agricultural areas, and open-development areas for purposes of conservation, food and water supply, sanitary and drainage facilities, or the protection of urban development, and such other features as may be important to the development of the county.

The county planning board shall encourage the co-operation of the local municipalities within the county in any matters whatsoever which may concern the integrity of the county master plan and to advise the board of chosen freeholders with respect to the

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formulation of development programs and budgets for capital expenditures.

Historical and Statutory Notes

Source: L.1935, c. 251, § 2, p. 767.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties ¶81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties § 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

40:27-3. Employees; experts; master plan part of improvement; bonds

The county planning board may employ experts and pay for their and such other expenses as may be deemed necessary for the making of the master plan and for the carrying out of such other duties as are herein prescribed, except that such board may expend only such sums as may be appropriated by the board of chosen freeholders or be placed at its disposal through gift. The making of the master plan shall be regarded as essential preliminary studies incidental to the later carrying out of capital improvement projects over an indefinite period of years and may be funded by serial notes or bonds to be issued by the county, the terms of which shall not exceed five years.

Historical and Statutory Notes

Source: L.1935, c. 251, § 3, p. 768.

Library References

American Digest System

County officers and agents; creation of offices and appointment or election of officers, see Counties ¶61.

Encyclopedias

County officers and agents; creation of offices and appointment or election of officers, see C.J.S. Counties § 97 et seq.

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WESTLAW Research

Counties cases: 104k[add key number].

40:27-4. Hearing before plan adopted; notice of hearing; resolution; vote required; municipal master plan, official map or ordinance

a. Before adopting the master plan or any part thereof or any amendment thereof the board shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the county and by the transmission by delivery or by certified mail, at least 20 days prior to such hearing, of a notice of such hearing and a copy of the proposed master plan, or part thereof or any proposed amendment thereof to the municipal clerk and secretary of the planning board of each municipality in the county. The adoption of the plan or part or amendment thereof shall be by resolution of the board carried by the affirmative vote of not less than 2/3 of the members of the board. The resolution shall refer especially to the maps and descriptive and other matter intended by the board to form the whole or part of the plan or amendment and the action taken shall be recorded on the map and plan and descriptive matter by the identifying signature of the secretary of the board. An attested copy of the master plan or any amendments thereof shall be certified to the board of chosen freeholders, to the county park commission, if such exists, and to the legislative body of every municipality within the county.

b. In order to maximize the degree of co-ordination between municipal and county plans and official maps, the county planning board shall be notified in regard to the adoption or amendment of any municipal master plan, official map or ordinance under the "Municipal Planned Unit Development Act (1967)". A copy of any such proposed plan, map or amendment shall be forwarded to the county planning board for review and report at least 20 days prior to the date of public hearing thereon.

c. Within 30 days after the adoption of a zoning ordinance, subdivision ordinance, master plan, official map, capital improvement program, or amendments thereto, a copy of said document shall be transmitted to the county planning board for its information and files.

Amended by L.1968, c. 285, § 2, eff. July 1, 1969.

¹ Section 5-54 to 40:55-67, repealed.

Historical and Statutory Notes

Source: L.1935, c. 251, § 4, p. 768. Statutes for transmitting notice by certified mail to municipal clerks and secretaries of planning boards, and added subjects b. and c.

Amendments

L.1968, c. 285, § 2, designated existing text as subsec. a., and inserted provisions

Library References

American Digest System

Authority and duty of county officers and agents, see Counties 40-81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties § 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

Notes of Decisions

Hearings

1. Hearings

Where area embracing several boroughs was built up to such extent that dividing line between them was not noticeable, borough which sought to change a block which bordered on other

boroughs from residential zone to business district owed a duty to hear any residents and taxpayers of the adjoining boroughs who might be adversely affected by the proposed zoning change, and to give as much consideration to their rights as it would give to those of its own residents and taxpayers. Borough of Creskill v. Borough of Dumont, 15 N.J. 238, 104 A.2d 441 (1954).

40:27-5. Adding to county map; changes submitted to board; map considered binding

The board of chosen freeholders in any county after receiving the advice of the county planning board is hereby empowered to adopt and establish and thereafter as often as the board may deem it for the public interest, to change or to add to an official county map, showing the highways, roadways, parks, parkways, and sites for public buildings or works, under county jurisdiction, or in the acquisition, financing or construction of which the county has participated or may be called upon to participate. Such map shall be deemed to have been established to conserve and promote the public health, safety, convenience, and welfare. Before acting thereon in the first instance and before adopting any amendments thereto such board of chosen freeholders, after notice of time and place has been given by one publication for each of 3 successive

weeks in a newspaper of general circulation in the county and after written notice to the county engineer, county planning board, county park commission, if such exists, and such other county officers and departments as the board shall designate and to the municipal clerk and secretary of the planning board of each municipality in the county, shall hold a public hearing or hearings thereon at which such representatives entitled to notice and such property owners and others interested therein as shall so desire shall be heard.

Before holding any such public hearing such board of chosen freeholders shall submit such proposed change or addition to the county planning board for its consideration and advice and shall fix a reasonable time within which such county planning board may report thereon, not, however, less than 20 days; upon receipt of such report from the county planning board or upon the failure of such board to report within the time limit so fixed such board of chosen freeholders may thereupon act upon the proposed change, but any action adverse to the report of the county planning board shall require the affirmative vote of the majority of all the members of such board of chosen freeholders.

When approved in whole or part by the board of chosen freeholders in any county, such county official map or part thereof shall be deemed to be binding upon the board of chosen freeholders of the county and the several county departments thereof, and upon other county boards heretofore or hereafter created under special laws, and no expenditure of public funds by such county for construction work or the acquisition of land for any purpose enumerated in section 40:27-2 of this Title shall be made except in accordance with such official map.

Nothing herein prescribed shall be construed as restricting or limiting the powers of boards of chosen freeholders from repairing, maintaining and improving any existing street, road, viaduct, bridge or parkway not shown on such official maps, which does not involve the acquisition of additional land or of park commissions as otherwise provided by law.

Amended by L.1964, c. 239, § 1, eff. Dec. 23, 1964; L.1968, c. 285, § 3, eff. July 1, 1969.

Historical and Statutory Notes

Source: L.1935, c. 251, § 5, p. 769. county map to be sent to the municipal clerk and secretary of the planning board of each municipality and to the county engineer.
L.1968, c. 285, § 3, required written notice of additions or changes to official

Library References

American Digest System

Authority and duty of county officers and agents, see Counties ¶81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties § 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

40:27-6. Buildings and highways; permits; hearings; penalty; enjoining construction

No building shall be erected in the bed of any highway adopted and shown as a part of the official county map unless a permit therefor is issued by the board of chosen freeholders. For such purpose such board is hereby created a discretionary administrative body, and shall when so acting be deemed an independent statutory body and all its transactions when so acting shall be separately recorded in minutes independent of the minutes of the board of chosen freeholders when acting as a legislative body. When so acting it shall have power by a vote of a majority of all its members to grant or withhold such a permit.

In such a meeting the board shall have power in considering the application for a permit for a specific building, by a vote of a majority of all its members, to grant a permit for a building in such a highway, which will as little as practicable increase the cost of opening such highway, or tend to cause a change of such official map, and such board shall impose reasonable requirements as a condition of granting such permit, which requirements shall be designed to promote the health, convenience, safety and general welfare of the public and shall inure to the benefit of the county. Before taking such action the board shall give a public hearing at which parties in interest and others shall have an opportunity to be heard. At least ten days' notice of the time and place of such hearing shall be published in a newspaper of general circulation in the county. The board shall refuse a permit where the land of the applicant within the mapped highway is already earning a fair return, or where he is in no way injured by placing his building outside of the mapped highway.

Whoever shall construct or begin the construction of such a building without a permit shall forfeit and pay a penalty of not more than one hundred dollars (\$100.00) for each day that work on

uch structure continues. The county may bring an action to njoin such construction and may also recover the penalty by a civil ction in any court of competent jurisdiction. mended by L.1953, c. 37, p. 646, § 53, eff. March 19, 1953.

Historical and Statutory Notes

Source: L.1935, c. 251, § 6, p. 770.

Library References

merican Digest System

Authority and duty of county officers and agents, see Counties ¶81 to 93.

ncyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties § 122 to 133.

VESTLAW Research

Counties cases: 104k[add key number].

Notes of Decisions

onditions of permit 1

to approval of site plan, to dedicate to county portions of its land abutting county road as condition precedent to approval of site plan for construction of law office. 181 Inc. v. Salem County Planning Bd., 140 N.J.Super. 247, 356 A.2d 34 (A.D.1976).

Conditions of permit

County planning board erred in compelling plaintiff, as condition precedent

40:27-6.1. Definitions

As used in this act and in chapter 27 of Title 40 of the Revised Statutes, unless the context otherwise requires:

"County master plan" and "master plan" means a composite of he master plan for the physical development of the county, with he accompanying maps, plats, charts and descriptive and explan- tory matter adopted by the county planning board pursuant to Revised Statutes 40:27-2;

"County planning board" means a county planning board estab- lished by a county pursuant to R.S. 40:27-1 to exercise the duties set forth in such chapter, and means, in any county having adopted the provisions of the "Optional County Charter Law" (P.L.1972, c. 154; C. 40:41A-1 et seq.), any department, division, board or agency established pursuant to the administrative code of such county to exercise such es, but only to the degree and extent that the

requirements specified in such chapter for county planning boards do not conflict with the organization and structure of such depart- ment, division, agency or board as set forth in the administrative code of such county;

"Official county map" means 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 R.S. 40:27-5;

"Site plan" means 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, together with any other information required by and at a scale specified by a site plan review and approval resolution adopted by the board of chosen freeholders pursuant to this act;

"Subdivision" means 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. The following shall not be considered subdivi- sions within the meaning of this act, if no new streets are created: (1) divisions of land found by the planning board or subdivision committee thereof appointed by the chairman to be for agricultural purposes where all resulting parcels are 5 acres or larger in size, (2) divisions of property by testamentary or intestate provisions, (3) divisions of property upon court order, including but not limited to judgments of foreclosure, (4) consolidation of existing lots by deed or other recorded instrument and (5) the conveyance of one or more adjoining lots, tracts or parcels of land, owned by the same person or persons and all of which are found and certified by the administrative officer to conform to the requirements of the munic- ipal 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 applications" means the application for approval of a subdivision pursuant to the "Municipal Land Use Law" (P.L.1975, c. 291; C. 40:55D-1 et seq.) or an application for approval of a planned unit development pursuant to the "Municipal Land Use Law" (P.L.1975, c. 291; C. 40:55D-1 et seq.).

L.1968, c. 285, § 1, eff. July 1, 1969. Amended by L.1979, c. 216, § 27, eff. Feb. 1, 1980.

Historical and Statutory Notes

amendments
1979, c. 216, § 27, added definition of "county planning board", revised definition of "subdivision", and provided subdivision applications were made pursuant to the "Municipal Land Use Act" rather than the "Municipal Planning Act" or "Municipal Planned Unit Development Act".

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Library References

ds and Phrases

Words and Phrases (Perm.Ed.)

27-6.2. Review and approval of all subdivisions of land; procedures; engineering and planning standards
The board of freeholders of any county having a county planning board shall provide for the review of all subdivisions of land within the county by said county planning board and for the approval of subdivisions affecting county road or drainage facilities as set forth and limited hereinafter in this section. Such review or approval shall be in accordance with procedures and engineering planning standards adopted by resolution of the board of chosen freeholders. These standards shall be limited to:

1. The requirement of adequate drainage facilities and easements when, as determined by the county engineer in accordance with county-wide standards, the proposed subdivision will cause storm water to drain either directly or indirectly to a county road, through any drainage way, structure, pipe, culvert, or facility for which the county is responsible for the construction, maintenance, proper functioning;

2. The requirement of dedicating rights-of-way for any roads or alleyways shown on a duly adopted county master plan or official county map;

3. Where a proposed subdivision abuts a county road, or where additional rights-of-way and physical improvements are required by the county planning board, such improvements shall be subject to the recommendations of the county engineer relating to the safety and convenience of the traveling public and may include additional pavement widths, marginal access streets, reverse frontage and other county highway and traffic design features necessitated by an

increase in traffic volumes, potential safety hazards or impediments to traffic flows caused by the subdivision;

d. The requirement of performance guarantees and procedures for the release of same, maintenance bonds for not more than 2 years duration from date of acceptance of improvements and agreements specifying minimum standards of construction for required improvements. The amount of any performance guarantee, or maintenance bond shall be set by the planning board upon the advice of the county engineer and shall not exceed the full cost of the facility and installation costs or the developer's proportionate share thereof, computed on the basis of his acreage related to the acreage of the total drainage basin involved plus 10% for contingencies. In lieu of providing any required drainage easement a cash contribution may be deposited with the county to cover the cost or the proportionate share thereof for securing said easement. In lieu of installing any such required facilities exterior to the proposed plat a cash contribution may be deposited with the county to cover the cost of proportionate share thereof for the future installation of such facilities. Any and all moneys received by the county to insure performance under the provisions of this act shall be paid to the county treasurer who shall provide a suitable depository therefor. Such funds shall be used only for county drainage projects or improvement for which they are deposited unless such projects are not initiated for a period of 10 years, at which time said funds shall be transferred to the general fund of the county, provided that no assessment of benefits for such facilities as a local improvement shall thereafter be levied against the owners of the lands upon which the developer's prior contribution had been based. Any moneys or guarantees received by the county under this paragraph shall not duplicate bonds or other guarantees required by municipalities for municipal purposes.

e. Provision may be made for waiving or adjusting requirements under the subdivision resolution to alleviate hardships which would result from strict compliance with the subdivision standards. Where provision is made for waiving or adjusting requirements criteria shall be included in the standards adopted by the board of chosen freeholders to guide actions of the county planning board.

Notice of the public hearing on a proposed resolution of the board of chosen freeholders establishing procedures and engineering standards to govern land subdivision within the county, and a copy of such resolution, shall be given by delivery or by certified mail to the municipal clerk and secretary of the planning board of

each municipality in the county at least 10 days prior to such hearing.

L.1968, c. 285, § 4, eff. July 1, 1969.

Cross References

Subdivision and site plan review and approval, see § 40:55D-37 et seq.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties § 81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties § 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

Notes of Decisions

Constitutionality 1

Dedication of right-of-way 2

1. **Constitutionality**
Section of County Planning Act permitting boards of chosen freeholders to adopt procedures and standards to compel those seeking subdivision approval to dedicate portion of their land abutting county road so as to conform with the county master plan is constitutional. *Harris v. Salem County Planning Bd.*, 123 N.J.Super. 304, 302 A.2d 552 (A.D. 1973).

2. Dedication of right-of-way

To require dedication of right-of-way by property owner seeking approval of subdivision or site plan, it must definitely appear that proposed action by developer will either forthwith or in demon-

strably immediate future so burden the abutting road, through increased traffic or otherwise, as to require its accelerated improvement; such dedication must be for specific and presently contemplated immediate improvements, not for purpose of "banking" the land for use in projected but unscheduled possible future use. *181 Inc. v. Salem County Planning Bd.*, 133 N.J.Super. 350, 336 A.2d 501 (A.D.1975) affirmed in part, reversed in part on other grounds 140 N.J.Super. 247, 356 A.2d 34.

It is not in every case that county planning board may compel those seeking subdivision approval to dedicate a portion of their lands abutting a county road without paying just compensation to the owners. *Harris v. Salem County Planning Bd.*, 123 N.J.Super. 304, 302 A.2d 552 (A.D.1973).

40:27-6.3. Submission of subdivision application to board for review and approval; report to municipal authority

Each subdivision application shall be submitted to the county planning board for review and, where required, approval prior to

approval by the local municipal approving authority. County approval of any subdivision application affecting county road or drainage facilities shall be limited by and based upon the rules, regulations and standards established by and duly set forth in a resolution adopted by the board of chosen freeholders. The municipal approval authority shall either defer taking final action on a subdivision application until receipt of the county planning board report thereon or approve the subdivision application subject to its timely receipt of a favorable report thereon by the county planning board. The county planning board shall report to the municipal authority within 30 days from the date of receipt of the application. If the county planning board fails to report to the municipal approving authority within the 30-day period, said subdivision application shall be deemed to have been approved by the county planning board unless, by mutual agreement between the county planning board and municipal approving authority, with approval of the applicant, the 30-day period shall be extended for an additional 30-day period, and any such extension shall so extend the time within which a municipal approving authority shall be required by law to act thereon.

L.1968, c. 285, § 5, eff. July 1, 1969. Amended by L.1971, c. 371, § 1, eff. July 1, 1971.

Amendments

L.1971, c. 371, § 1, granted municipal approval authority the option of approving a subdivision application subject to receipt of a favorable report by the county planning board.

Historical and Statutory Notes

Library References

American Digest System

Authority and duty of county officers and agents, see Counties § 81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties § 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

Notes of Decisions

Instruction with other laws 1
 Deferral of final action 3
 Jurisdiction 2

Construction with other laws
 Municipality must act upon preliminary subdivision application within 30-day statutory (§ 40:55D-48) period and may not unilaterally extend such period by deferring its consideration of application while awaiting county approval. *Manalapan Holding Co., Inc. v. Planning Bd. of Hamilton Tp., 92 N.J. 6, 457 A.2d 441 (1983).*

3. Deferral of final action

If municipality, after deferring final action on subdivision application until receipt of county planning board report, determines to take final action within 30-day period, such final action is limited to approval of application contingent upon receipt of favorable report from county. *Manalapan Holding Co., Inc. v. Planning Bd. of Hamilton Tp., 92 N.J. 6, 457 A.2d 441 (1983).*

Jurisdiction

In respect of particular land development, approval by governmental agencies other than municipalities may be required in respect of specific aspects of a project at some point in the planning construction stage, but those are as-

0:27-6.4. Review of subdivision application; withholding of approval

The county planning board shall review each subdivision application and withhold approval if said proposed subdivision does not meet the subdivision approval standards previously adopted by the board of chosen freeholders, in accordance with section 4 of this act.¹ In the event of the withholding of approval, or the disapproval of, a subdivision application, the reasons for such action shall be set forth in writing and a copy thereof shall be transmitted to the applicant.

.1968, c. 285, § 6, eff. July 1, 1969.

¹ Section 40:27-6.2.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties §§ 81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties §§ 122 to 133.

WESTLAW Research

Counties cases: 104k (add key number).

40:27-6.5. Certification of subdivision plat; acceptance for filing

The county recording officer shall not accept for filing any subdivision plat unless it bears the certification of either approval or of review and exemption of the authorized county planning board officer or staff member indicating compliance with the provisions of this act and standards adopted pursuant thereto, in addition to all other requirements for filing a subdivision, plat including compliance with the provisions of "The Map Filing Law" (P.L.1960, c. 141).¹ In the event the county planning board shall have waived its right to review, approve or disapprove a subdivision by failing to report to the municipal approval authority within the 30-day period or the mutually agreed upon 30-day extension period, as outlined in section 5 above, the subdivision shall be deemed to have county planning board approval, and at the request of the applicant, the secretary of the county planning board shall attest on the plat to the failure of the county planning board to report within the required time period, which shall be sufficient authorization for further action by the municipal planning board and acceptance thereof for filing by the county recording officer.

L.1968, c. 285, § 7, eff. July 1, 1969.

¹ Section 46:23-9.9 et seq.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties §§ 81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties §§ 122 to 133.

WESTLAW Research

Counties cases: 104k (add key number).

40:27-6.6. Review and approval of site plans for land development along county roads or affecting county drainage facilities

The governing body of any county having a county planning board may provide for the review of site plans for land development along county roads or affecting county drainage facilities as provided in subsection c. of this section and for the approval of such development as hereinafter set forth and limited for the purpose of assuring a safe and efficient county road system. Such

review and approval shall be in conformance with procedures and standards adopted by resolution or ordinance as appropriate of the governing body. Notice of the public hearing on a proposed resolution or ordinance of the governing body establishing procedures and standards to govern the review and regulation of land development along county roads or affecting county drainage facilities as provided in subsection e. of this section, and a copy of such resolution or ordinance, shall be given by delivery or by certified mail to the municipal clerk, secretary of the planning board and secretary of the board of adjustment of each municipality in the county at least 10 days prior to such hearing. These procedures and standards shall be limited to:

- a. The submission of a site plan, prior to the issuance of a municipal building permit, drawn in accordance with standards in the resolution or ordinance for any proposed land development, excluding single family residential development but including proposed commercial, industrial, multifamily structures containing five or more units, or any other land development requiring off-street parking area or producing surface runoff in excess of standards set forth in the site plan review and approval resolution or ordinance of the governing body.
- b. The requirement of dedication of additional right-of-way in accordance with the county master plan adopted by the county planning board or an official county map adopted by the governing body. Where by reason of special or unusual conditions said total additional right-of-way is to be secured from just one side of an existing road, only one-half of the additional right-of-way may be required to be dedicated.
- c. The requirement of physical improvements subject to recommendations of the county engineer relating to the safety and convenience of the traveling public, including drainage facilities, or other highway and traffic design features as may be deemed necessary on such county road or roads in accordance with the engineering and planning standards established in the site plan review and approval resolution or ordinance of the governing body.
- d. The requirement of performance and payment guarantees and procedures for the release of same, maintenance bonds of not more than 2 years' duration from the date of acceptance of improvements, cash contributions, and agreements specifying minimum standards of construction for required improvements. Procedures for, and limitations on the requirement of such guarantees or cash contributions shall be governed by the provisions of this act.
- e. The requirement of adequate drainage facilities and easements which determined by the county engineer in accordance

with county-wide standards, the proposed site plan will cause storm water to drain either directly or indirectly to a county road or through any drainage-way, structure, pipe, culvert or facility for which the county is responsible for the construction, maintenance or proper functioning.

Site plans for land development not along a county road that include less than 1 acre of impervious surfaces are exempt from county site plan review.

L.1968, c. 285, § 8, eff. July 1, 1969. Amended by L.1981, c. 50, § 1, eff. Feb. 25, 1981.

Senate County and Municipal Government Committee

Assembly, No. 246—L.1981, c. 50

* * * * *

Currently, N.J.S.A. 40:27-6.6 permits county planning boards and agencies to review site plans along county roads. This bill would amend that section to permit review of site plans affecting county drainage facilities. Single residential development would be specifically excluded, as would be all site plans for land development not along county roads that include less than one acre of impervious surface. The county engineer would be required to develop county wide standards for review of site plans which will cause storm water to drain directly or indirectly to a county road or through any drainage-way, pipe, culvert or facility that the county constructed or maintains. Such standards would be required to be established in the ordinance or resolution providing for such review.

The bill conforms the language of the statute to the provisions of the "Optional County Charter Law."

* * * * *

Historical and Statutory Notes

Amendments

L.1981, c. 50, § 1, excluded single family residential development from site plan review, added subsec. e., which required county engineer to develop review standards for storm water drainage, excluded site plans of less than 1 acre of impervious surfaces from review requirements, inserted "or ordinance" following "resolution" wherever appearing, and substituted "governing body" for "board of chosen freeholders" wherever appearing.

Library References

American Digest System

Powers and functions of county board; orders, ordinances, and resolutions, see Counties ¶47, 54, 55.

Encyclopedias

Powers and functions of county board; orders, ordinances, and resolutions, see C.J.S. Counties §§ 70 et seq.; 87 et seq.

WESTLAW Research

Counties cases: 104k[add key number].

Notes of Decisions

Conditions of approval 1
Dedication of right-of-way 2
Development along roads 3
Permits 4

Conditions of approval

County planning board could not impose as condition of approval for shopping mall development, that mall contribute to nearby road development, where board's jurisdiction rested solely on affect development would have on county drainage system. *Kode Harbor Development Associates v. County of Atlantic*, 230 N.J. 2d 858 (A.D.1989).

Dedication of right-of-way

County's site plan review resolution requirement that, as condition to approval of site plan, planning board "shall" require dedication of additional right-of-way was unconstitutional in setting up blanket policy of taking frontage along every county road without regard to present need, imminency of proposed use or to any standard whatsoever. 181 *sc. v. Salem County Planning Bd.*, 133 J.Super. 350, 336 A.2d 501 (A.D.1975) affirmed 140 N.J.Super. 247, 356 A.2d

3. Development along roads

County planning board may not assert jurisdiction over development project on basis that development is situated "along county roads" unless property to be developed actually abuts, fronts on, or borders a county road; jurisdiction may not be asserted merely on basis that development is in close proximity to a county road, or is in line parallel with its length of direction. *Kode Harbor Development Associates v. County of Atlantic*, 230 N.J. Super. 430, 553 A.2d 858 (A.D.1989).

4. Permits

Where town planning board determined that a gasoline service station would not have an adverse effect upon the development and planning of the town, where county planning board approved special use application, and where zoning board found that the applicant fully complied with the criteria set forth in the zoning ordinance denial of a special use permit was arbitrary, capricious and unreasonable as a matter of law. *Value Oil Co. v. Town of Irvington*, 152 N.J.Super. 354, 377 A.2d 1225 (L.1977) affirmed 164 N.J.Super. 419, 396 A.2d 1149, certification denied 79 N.J. 501, 401 A.2d 256.

O:27-6.7. Report of approval or disapproval to local authority; time limit; extension

The municipal or other local agency or individual with authority to approve the site plan or issue a building permit shall defer action on any application requiring county approval pursuant to section 7 of this act until the same shall have been submitted to the county planning board for its approval of the site plan. The county planning board shall have 30 days from the receipt of a site plan to report to the appropriate local authority. In the event of disapproval, such report shall state the specific reasons therefor. If the county planning board fails to report to the municipal approving or issuing authority within the 30-day 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

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the municipal approving authority, with approval of the applicant, the 30-day period may be extended for an additional 30-day period. L.1968, c. 285, § 9, eff. July 1, 1969.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties §§ 81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties §§ 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

40:27-6.8. Resolution vesting power to review and approve subdivisions and site plans with director

The county planning board may by resolution vest its power to review and approve subdivisions, pursuant to the provisions of sections 4 through 6 of this act, and the power to review and approve site plans pursuant to the provisions of sections 8 and 9 of this act with the county planning director and a designated committee of members of said county planning board.

L.1968, c. 285, § 10, eff. July 1, 1969.

Sections 40:27-6.2 to 40:27-6.4.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties §§ 81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties §§ 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

40:27-6.9. Appeal by aggrieved persons; hearing; decision

If said action is taken by the planning director and a committee of the board, said applicant may file an appeal in writing to the county planning board within 10 days after the date of notice by certified mail of the said action. Any person aggrieved by the

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action of the county planning board in regard to subdivision review and approval or site plan review and approval may file an appeal in writing to the board of chosen freeholders within 10 days after the date of notice by certified mail of said action. The county planning board or the board of chosen freeholders to which an appeal is taken shall consider such appeal at a regular or special public meeting within 45 days from the date of its filing. Notice of said hearing shall be made by certified mail at least 10 days prior to the hearing to the applicant and to such of the following officials as deemed appropriate for each specific case: the municipal clerk, municipal planning board, board of adjustment, building inspector, zoning officer, board of chosen freeholders and the county planning board. The board to which appeal is taken shall render a decision within 30 days from the date of the hearing.

L.1968, c. 285, § 11, eff. July 1, 1969.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties 40:27-6.9 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties §§ 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

40:27-6.10. Filing copy of planning and zoning ordinances with boards; notice of proposed revision of ordinance

In order that county planning boards shall have a complete file of the planning and zoning ordinances of all municipalities in the county, each municipal clerk shall file with the county planning board a copy of the planning and zoning ordinances of the municipality in effect on the effective date of this act and shall notify the county planning board of the introduction of any revision or amendment of such an ordinance which affects lands adjoining county roads or other county lands, or lands lying within 200 feet of a municipal boundary, or proposed facilities or public lands shown on the county master plan or official county map. Such notice shall be given to the county planning board at least 10 days prior to the public hearing thereon by personal delivery or by

certified mail of a copy of the official notice of the public hearing together with a copy of the proposed ordinance.

L.1968, c. 285, § 12, eff. July 1, 1968.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties 40:27-6.9 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties §§ 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

40:27-6.11. Application to board of adjustment involving land fronting county road, adjoining other county lands or within 200 feet of municipal boundary; notice

The county planning board shall be notified of any application to the board of adjustment under Revised Statute 40:55-39¹ in such cases where the land involved fronts upon an existing county road or proposed road shown on the official county map or on the county master plan, adjoins the other county land or is situated within 200 feet of a municipal boundary. Notice of hearings on such applications shall be furnished by the appellant in accordance with P.L.1965, c. 162 (C. 40:55-53).²

L.1968, c. 285, § 13, eff. July 1, 1969.

¹ Repealed. See, now, § 40:55D-70.

² Repealed. See, now, §§ 40:55D-11 to 40:55D-16.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties 40:27-6.9 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties §§ 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

D:27-6.12. Continuation of board's authority to review and approve land subdivision

Any county planning board exercising the authority of review and approval of land subdivision pursuant to the provisions of chapter 412 of the laws of 1968, c. 285, § 14, eff. July 1, 1969.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties 81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties §§ 122 to 133.

ESTLAW Research

Counties cases: 104k[add key number].

D:27-6.13. Notice of hearing on granting variance or establishing or amending official municipal map; contents

Whenever a hearing is required before a zoning board of adjustment or the governing body of a municipality in respect to the granting of a variance or establishing or amending an official municipal map involving property adjoining a county road or within 200 feet of an adjoining municipality, and notice of said hearing is required to be given, the person giving such notice shall also, at least 10 days prior to the hearing, give notice thereof in writing by certified mail to the county planning board. The notice shall contain a brief description of the property involved, its location, a concise statement of the matters to be heard and the date, time and place of such hearing.

1968, c. 285, § 15, eff. July 1, 1969.

Library References

American Digest System

Authority and duty of county officers and agents, see Counties 81 to 93.

Encyclopedias

Authority and duty of county officers and agents, see C.J.S. Counties §§ 122 to 133.

WESTLAW Research

Counties cases: 104k[add key number].

40:27-7. Repealed by L.1968, c. 285, § 22, eff. Dec. 31, 1969

Historical and Statutory Notes

The repealed section, derived from L.1935, c. 251, § 7, related to approval of plats by local authority.

40:27-8. Existing boards continued in conformity with this chapter

County planning boards lawfully in existence on June eighth, one thousand nine hundred and thirty-five, if continued after January first, one thousand nine hundred and thirty-six, shall be reconstituted in accordance with the provisions of this chapter.

Historical and Statutory Notes

Source: L.1935, c. 251, § 8, p. 772.

40:27-9 to 40:27-11. Repealed by L.1975, c. 291, § 80, eff. Aug. 1, 1976

Historical and Statutory Notes

Repealed section 40:27-9, which related to regional planning boards, derived from L.1935, c. 251, § 9, and is now covered by §§ 40:55D-77 to 40:55D-82.

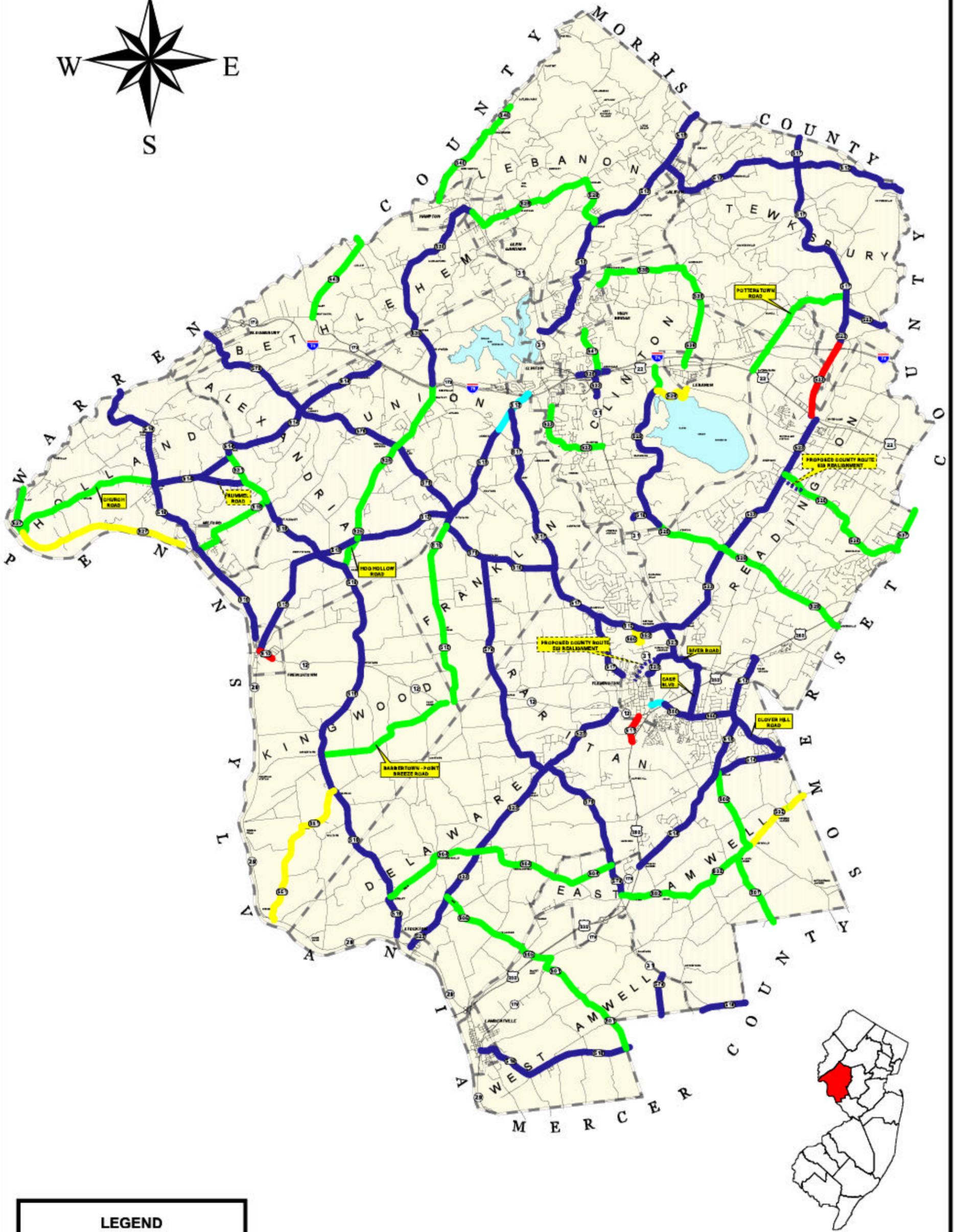
Repealed section 40:27-10, which related to regional planning master plan, derived from L.1935, c. 251, § 10, and is now covered by § 40:55D-84.

Repealed section 40:27-11, which related to municipal and county powers delegated to regional board, derived from L.1935, c. 251, § 11, and is now covered by §§ 40:55D-84, 40:55D-86.

40:27-12. Repealed by L.1968, c. 285, § 22, eff. Dec. 31, 1969

Historical and Statutory Notes

The repealed section, added by L.1948, c. 412, § 1, and amended by L.1950, c. 274, § 2; L.1952, c. 326, § 2, related to withholding approval of plats until drainage facilities were provided.



LEGEND

ROAD CLASSIFICATION

- LOCAL 50 R.O.W.
- MAJOR COLLECTOR 100-140 R.O.W.
- MAJOR COLLECTOR 80 R.O.W.
- MINOR ARTERIAL 80-140 R.O.W.
- MINOR COLLECTOR 66 R.O.W.
- - - MUNICIPAL BOUNDARIES

SOURCE DATA PROVIDED BY:
 HUNTERDON COUNTY G.I.S. DEPARTMENT
 HUNTERDON COUNTY PLANNING BOARD
 HUNTERDON COUNTY ENGINEER'S OFFICE



**OFFICIAL FUNCTIONAL CLASSIFICATION
 OF
 COUNTY & MUNICIPAL ROADS
 HUNTERDON COUNTY - NEW JERSEY**

NOVEMBER 1999

MAP PREPARED BY: THE OFFICE OF THE COUNTY ENGINEER