

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Resolution #01-1

Special Area Standards for Streets and Parking in the Township of Lumberton, Burlington County

WHEREAS, proposed special area standards have been submitted to the Site Improvement Advisory Board for review pursuant to N.J.A.C. 5:21-3.5 by the Township of Lumberton, Burlington County; and

WHEREAS, Lumberton Township has created a Transfer of Development Rights (TDR) program which allows for the preservation of open space in some parts of the municipality by allowing higher density development in other areas of the municipality; and

WHEREAS, Lumberton has completed the first phase of the TDR program and is now beginning a second phase; and

WHEREAS, the second phase of the TDR program is to be a mixed-use development; and

WHEREAS, the residential portion of the mixed-use development is to be age restricted; and

WHEREAS, the Township seeks to facilitate pedestrian travel and traffic calming because of the density of development and the proximity of nonresidential uses; and

WHEREAS, the Site Improvement Advisory Board held a public hearing on March 22, 2001 to hear testimony on the proposed special area standards for development within the second phase of the TDR area in the municipality which differ from the Residential Site Improvement Standards as follows:

1. Establishment of two residential street types -- "neighborhood," instead of a choice between neighborhood or residential access; and "collector," instead of minor collector.
2. Use of a narrower street width for the neighborhood street type than is found in the standards.
3. Use of wider sidewalks than are found in the standards.
4. Use of greater right-of-way width to accommodate the wider sidewalks, and to provide separation between sidewalk and street for both neighborhood and collector street types than is found for neighborhood and minor collectors in the standards.
5. Use of tighter curb radii than are found in the standards.
6. Use of a lesser parking space requirement than is found in the standards.

WHEREAS, the Site Improvement Advisory Board held a subsequent meeting on April 19th to discuss the proposed special area standards by the Township of Lumberton and has found that:

1. They are consistent with the Site Improvement Act in that they encourage pedestrian travel and safety.
2. They are reasonable and not unduly burdensome. The requirements respond to the additional pedestrian travel that will be generated based on the density of development, nature of the development, and proximity of nonresidential uses.
3. They meet the needs of public health and safety, and will promote pedestrian travel.
4. They take into account existing infrastructure and proposed surrounding development.

NOW, THEREFORE, BE IT RESOLVED that N.J.A.C. 5:21-4 shall be modified as follows for that portion of Lumberton Township designated as the TDRII area, as delineated on the Lumberton Township Zoning Map which is attached to this resolution, hereinafter referred to as the "special area."

1. N.J.A.C. 5:21-4.5(f) is modified to read as follows: "Sidewalks shall be five feet in width."
2. Table 4.3 is modified to read as follows:

TABLE 4.3 CARTWAY AND RIGHT-OF-WAY WIDTHS								
STREET TYPE	TOTAL AVG DAILY TRAFFIC	TRAV-ELED WAY	NO. OF PARKING LANES^b	PARKING LANE WIDTH	CART-WAY WIDTH	CURB OR SHOULD-ER	SIDE-WALK OR GRADED AREA	RIGHT-OF-WAY WIDTH
Neighborhood	<1,500	12'	2	16'	28' ^c	Curb	Sidewalk	52'
Collector	<3,500	20'	2	16'	36'	Curb	Sidewalk	66'

NOTES: ^bParking lane refers to parallel parking.
^cThe 28' cartway would accommodate two 8' parking lanes and one 12' moving lane.

3. N.J.A.C. 5:21-4.14(b) is modified to read as follows: "For residential developments, parking shall be provided as follows:

Use	Required Off-Street Parking*
Large-Lot Residential Unit	Two spaces per unit
Narrow-Lot Residential Unit	One space, two total
Duplex and Townhouse	One space per first bedroom, an additional space if more than one bedroom
*Additional spaces needed for such uses shall be provided with on-street parking.	

4. Table 4.6 is modified as follows:

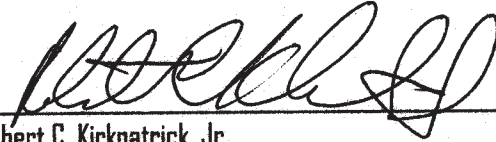
TABLE 4.6 STREET GRADE AND INTERSECTION DESIGN CRITERIA		
STREET HIERARCHY		
	NEIGHBORHOOD	COLLECTOR
MINIMUM GRADE	0.5%	0.5%
MAXIMUM GRADE	12%	10%
MAXIMUM GRADE OF SECONDARY STREET WITHIN 50' OF INTERSECTION*	5%	5%
MINIMUM CENTERLINE RADIUS	100'	150'
MINIMUM TANGENT LENGTH BETWEEN REVERSE CURVES	50'	100'
CURB RADIUS	15'	15'
NOTE: *As measured from the nearest right-of-way line.		

BE IT FURTHER RESOLVED that this resolution shall take effect 30 days following approval, and shall continue in effect unless and until modified.

BE IT FURTHER RESOLVED that Lumberton shall file with the Site Improvement Advisory Board a copy of the ordinance adopting the special area and special area standards with respect to street design and parking requirements

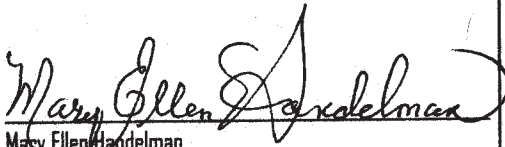
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within 30 days of its final adoption.

APPROVED BY: The Site Improvement Advisory Board
DATE: May 24, 2001



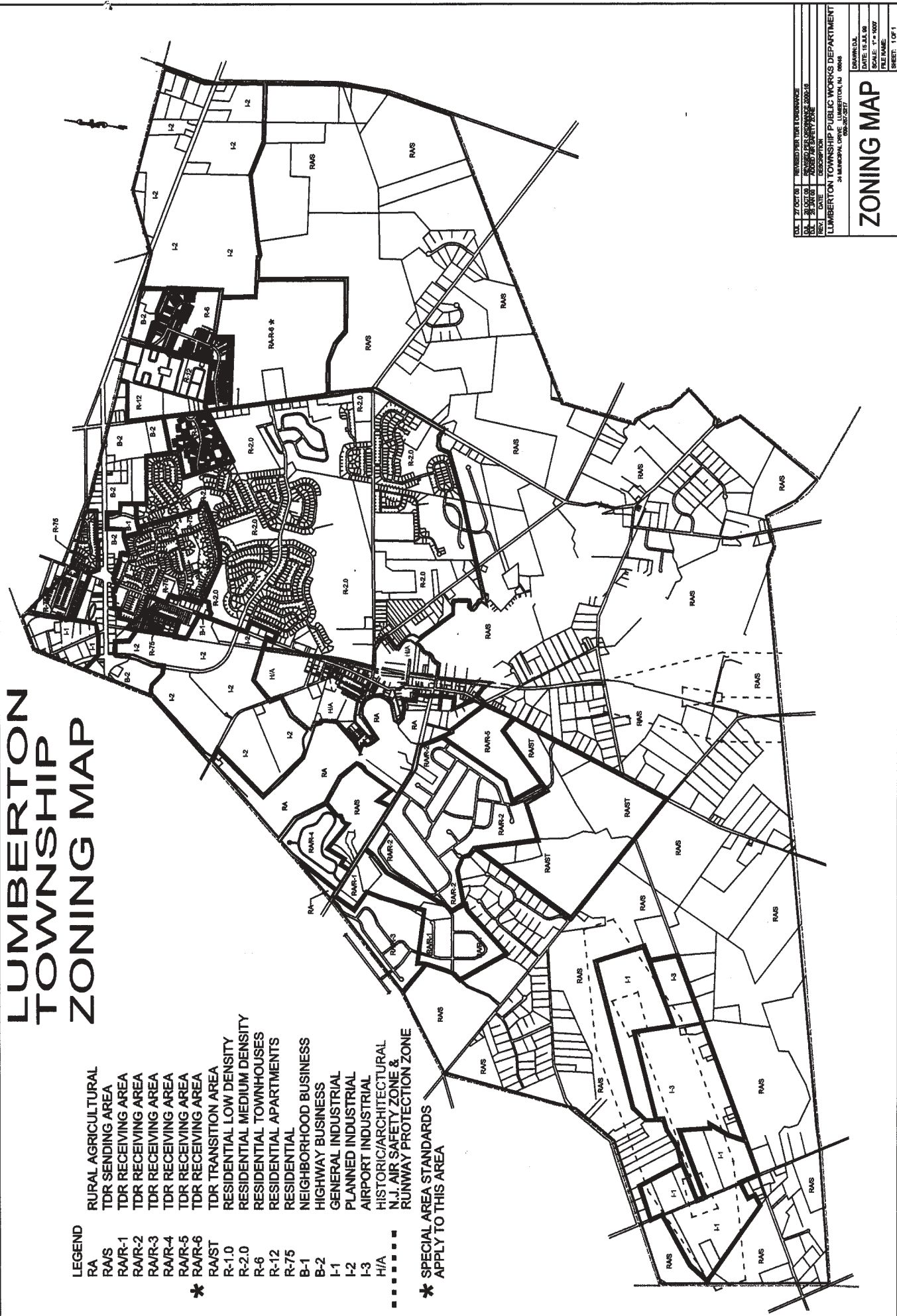
Robert C. Kirkpatrick, Jr.
Chair

I HEREBY CERTIFY the foregoing to be a true copy of the resolution adopted by the New Jersey Site Improvement Advisory Board at its meeting of May 24, 2001.



Mary Ellen Handelman
Secretary to the Board

LUMBERTON TOWNSHIP ZONING MAP



- LEGEND**
- RA RURAL AGRICULTURAL
 - RAS RURAL SENDING AREA
 - RAR-1 TDR RECEIVING AREA
 - RAR-2 TDR RECEIVING AREA
 - RAR-3 TDR RECEIVING AREA
 - RAR-4 TDR RECEIVING AREA
 - RAR-5 TDR RECEIVING AREA
 - RAR-6 TDR RECEIVING AREA
 - RAR-6* TDR TRANSITION AREA
 - RAR-7 TDR TRANSITION AREA
 - R-1.0 RESIDENTIAL LOW DENSITY
 - R-2.0 RESIDENTIAL MEDIUM DENSITY
 - R-6 RESIDENTIAL TOWNHOUSES
 - R-12 RESIDENTIAL APARTMENTS
 - R-75 RESIDENTIAL
 - B-1 NEIGHBORHOOD BUSINESS
 - B-2 HIGHWAY BUSINESS
 - I-1 GENERAL INDUSTRIAL
 - I-2 PLANNED INDUSTRIAL
 - I-3 AIRPORT INDUSTRIAL
 - H/A HISTORIC/ARCHITECTURAL
 - N.J. AIR SAFETY ZONE & RUNWAY PROTECTION ZONE
 - * SPECIAL AREA STANDARDS APPLY TO THIS AREA

DATE	27 OCT 08	REVISIONS PER TIER FORWARRANT
DATE	26 OCT 08	ADOPTED FOR FORWARRANT 2008-18
DATE	26 OCT 08	ADOPTED FOR FORWARRANT 2008-18
REV.	DATE	DESCRIPTION
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ZONING MAP

DATE: 10/26/08
SCALE: 1" = 1000'
FILE NAME:
SHEET: 1 OF 1

