

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

RESOLUTION #03-1

Special Area Standards for Streets and Sidewalks in the Township of Old Bridge, Middlesex 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 Old Bridge, Middlesex County; and

WHEREAS, the Site Improvement Advisory Board held an informal hearing, pursuant to N.J.A.C. 5:21-3.5(c), on December 19, 2002 to review the proposed special area standards, which consist of standards for the design of streets and sidewalks for the Town Centre District within the Township of Old Bridge; and

WHEREAS, in reviewing the proposed special area standards, the Site Improvement Advisory Board has given consideration to those matters, to the extent applicable as provided for by N.J.A.C. 5:21-3.5(d), has required the production of such documents and submissions as provided for by N.J.A.C. 5:21-3.5(e), has examined the documents and submissions, and has taken such action as it has deemed necessary for its review of such documents and submissions; and

WHEREAS, pursuant to N.J.A.C. 5:21-3.5(i) the Site Improvement Advisory Board may approve or deny, in whole or in part, special area standards submitted for consideration by a municipality or municipalities; and

WHEREAS, the proposed special area standards are within the jurisdiction of the Site Improvement Advisory Board, pursuant to N.J.S.A. 40:55D-40.4; and

WHEREAS, the Site Improvement Advisory Board finds that the modifications to N.J.A.C. 5:21-4, submitted by the Township of Old Bridge and enumerated below, meet the criteria for special area standards set forth at N.J.A.C. 5:21-3.5(k) as follows:

1. They are consistent with the intent of the Site Improvement Act.
2. They are reasonable and not unduly burdensome. The requirements to provide wider streets to match existing streets in the area, tighter curb radii to provide traffic calming, wider sidewalks to facilitate pedestrian trips, a reduced number of parking spaces to match the type of dwelling units to be constructed are appropriate for the Town Centre District.
3. They meet the needs of public health and safety. The tighter curb radii and wider sidewalks will help facilitate pedestrian safety.
4. They take into account existing infrastructure and surrounding development by matching street widths, and providing wider sidewalks to facilitate walking to the business uses within the Town Centre District.

NOW, THEREFORE, BE IT RESOLVED that N.J.A.C. 5:21-4 shall be modified as follows for the portion of Old Bridge Township within the Town Centre District.

1. Table 4.3 found in the Residential Site Improvement Standards is modified as shown below:

TABLE 4.3 CARTWAY AND RIGHT-OF-WAY WIDTHS								
Street Type	Total Avg: Daily Traffic	Traveled Way	No. of Parking Lanes^a	Parking Lane Width	Cartway Width	Curb or Shoulder	Sidewalk or Graded Area	Right-of-Way Width^d
Residential Access (all intensities) ^{b c}	1,500	22'	1	8'	30'	Curb	2 SW	50'
Neighborhood ^{b c}	1,500	20'	2	8'	36'	Curb	2 SW	50'

NOTES:

^aParking lane refers to parallel parking.

^bCartway widths of cul-de-sac stems and right-of-way requirements should conform to the applicable street type. Right-of-ways for cul-de-sac stems shall extend a minimum of eight feet beyond the cartway. Cul-de-sacs shall provide for a cartway turning radius of 40 feet and a right-of-way line eight feet beyond the edge of the cartway.

^cCartway widths of divided streets should conform to standards of street classification, as dictated by anticipated average daily traffic, and be applied as aggregate dimensions of two street segments. Divided streets shall be provided with cut-throughs at a maximum of 1,200-foot intervals.

^dRight-of-way width applies only to streets proposed for dedication, as shown on approved plans.

2. N.J.A.C. 5:21-4.5(f) (Sidewalks and Graded Areas) is modified as follows:

"Sidewalk width shall be four feet except for those sidewalks along primary access streets, as designated on the municipal town centre sidewalk plan map attached, which shall be six feet wide."

3. N.J.A.C. 5:21-4.14(b) (Parking: Number of Spaces) is modified as follows:

"For residential developments, parking shall be provided as set forth in Table 4.4 below."

TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES^a	
Housing Unit Type/Size^b	Parking Requirement
Single-Family Detached	2.0
Garden Apartment	1.75
Townhouse	2.0
<p>NOTES:</p> <p>^aWhen determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.</p> <p>^bRequirements for attached units (apartment/condominium/townhouse) include provisions for guest parking.</p>	

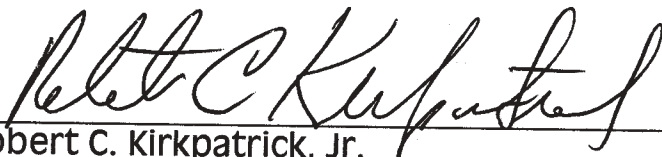
4. N.J.A.C. 5:21-4.19(b)3 (Street Grade, Intersections, Pavement, and Lighting Construction Standards) is modified as follows:

"Intersections shall be rounded at the curblines, as shown in Table 4.6."

TABLE 4.6 STREET GRADE AND INTERSECTION DESIGN CRITERIA	
	Street Hierarchy
	Neighborhood, Residential Access
Minimum grade	0.5%
Maximum grade	12%
Maximum grade within 50 ft. of intersection*	5%
Minimum center-line radius	100 ft.
Minimum tangent length between reverse curves	50 ft.
Curb radii	15 ft.
*As measured from the nearest right-of-way line.	

BE IT FURTHER RESOLVED that the governing body of Old Bridge shall file with the Site Improvement Advisory Board a copy of the ordinance adopting the special area standards with respect to streets and parking within 30 days of its final adoption.

APPROVED BY: The Site Improvement Advisory Board
DATE: May 22, 2003



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 on May 22, 2003.



Mary Ellen Handelman
Secretary to the Board



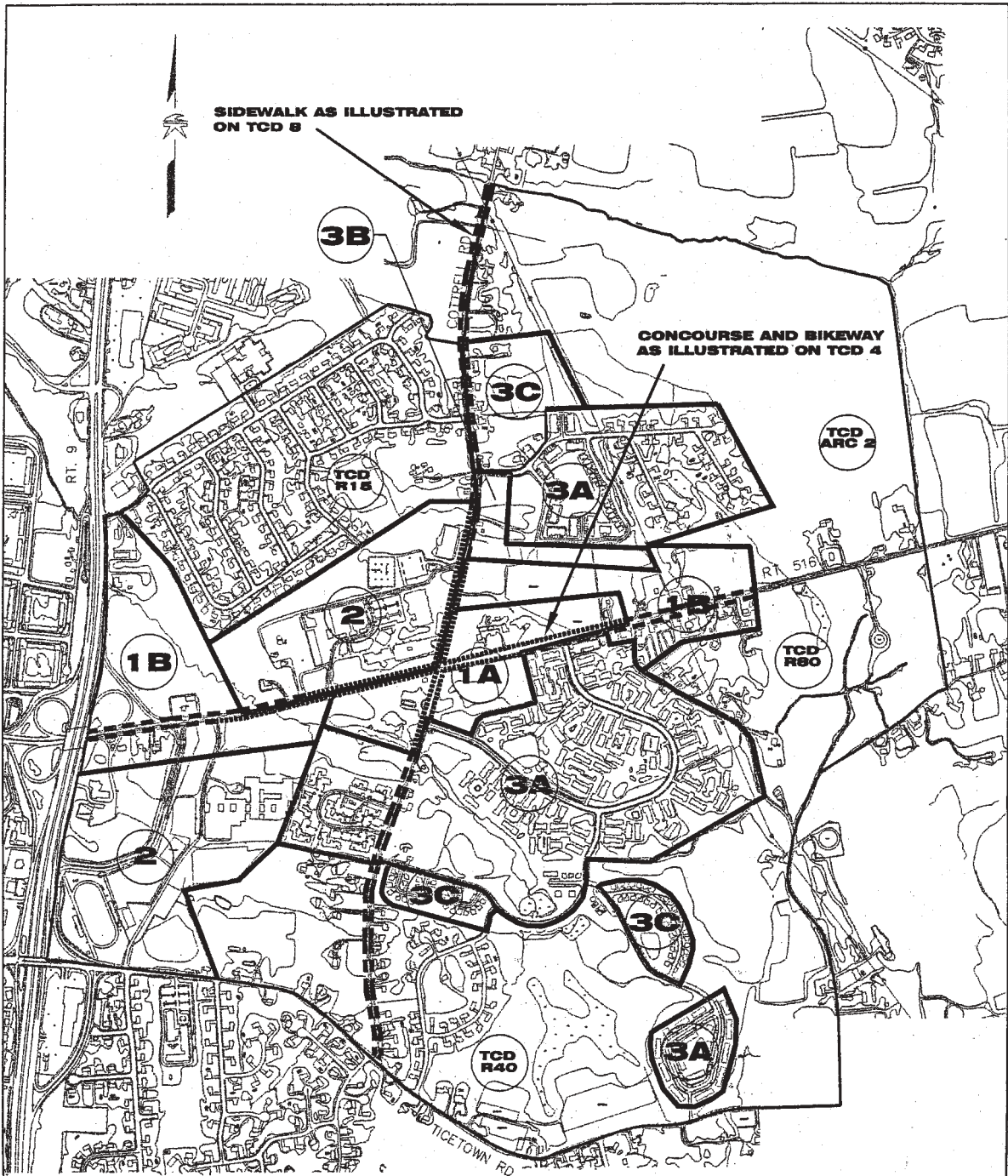
LEGEND

-  **TCD - ZONE 1A -- MAIN STREET, BUSINESS DISTRICT**
-  **TCD - ZONE 1B -- NEIGHBORHOOD BUSINESS DISTRICT**
-  **TCD - ZONE 2 -- CIVIC/COMMUNITY DISTRICT**
-  **TCD - ZONE 3A -- HIGH DENSITY RESIDENTIAL DISTRICT**
-  **TCD - ZONE 3B -- MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT**
-  **TCD - ZONE 3C -- MEDIUM DENSITY RESIDENTIAL DISTRICT**
-  **TCD - ZONE TCD R15 -- MEDIUM DENSITY RESIDENTIAL DISTRICT**
-  **TCD - ZONE TCD R40 -- LOW DENSITY RESIDENTIAL DISTRICT**
-  **TCD - ZONE TCD R80 -- LOW DENSITY RESIDENTIAL DISTRICT**
-  **TCD - ZONE TCD ARC 2 -- AGRICULTURE / RURAL CONSERVATION**

TCD - Zone 1A	Main Street, Business District: Retail services; residential dwelling units are permitted above the primary retail uses.
TCD - Zone 1B	Neighborhood Business District: Retail and services; residential permitted above.
TCD - Zone 2	Civic/Community District: Public and quasi-public use including municipal offices, schools, houses of worship, cultural and recreation facilities.
TCD - Zone 3A	High Density Residential District: Single family, Duplex, Townhouse, Multifamily residential units.
TCD - Zone 3B	Medium High Density Residential District: Single family, Duplex, residential units and Office.
TCD - Zone 3C	Medium Density Residential District: Single family residential units.
TCD - Zone TCD-R15	Medium Density Residential District: Single family residential units.
TCD - Zone TCD-R40	Low Density Residential District: Single family residential units.
TCD - Zone TCD-R80	Low Density Residential District: Single family residential units.
TCD - Zone TCD-ARC 2	Agriculture and Conservation of Rural Lands.



TOWNSHIP OF OLD BRIDGE		
ZONING MAP		
R25 EDI 2007		
SCALE	DATE	APPROVED
1" = 800'	AUGUST 2002	TCD2-R25
DRAWN BY	DATE	ADVISOR
MM	8/2002	J. RIZZO
TOWNSHIP OF OLD BRIDGE		
DIVISION OF PLANNING		
ONE OLD BRIDGE PLAZA, OLD BRIDGE TOWNSHIP		
MIDDLEBURY, NEW JERSEY 08857		
REDASTRAN RIZZO, P.F., P.E. -- TOWNSHIP PLANNER		



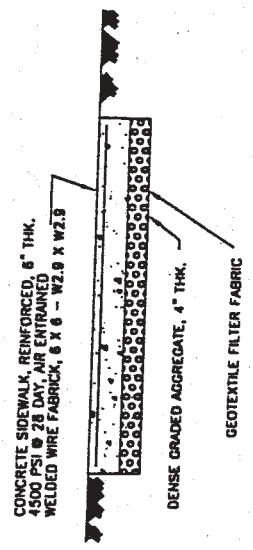
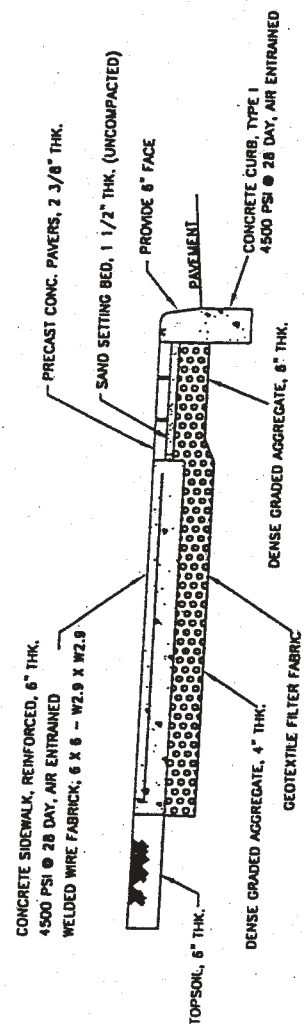
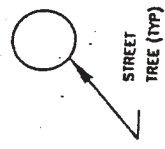
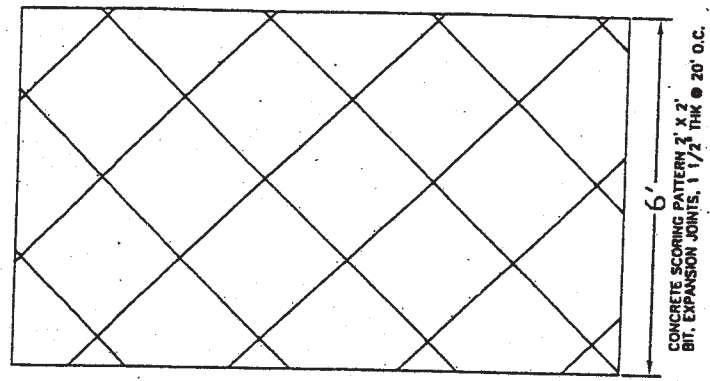
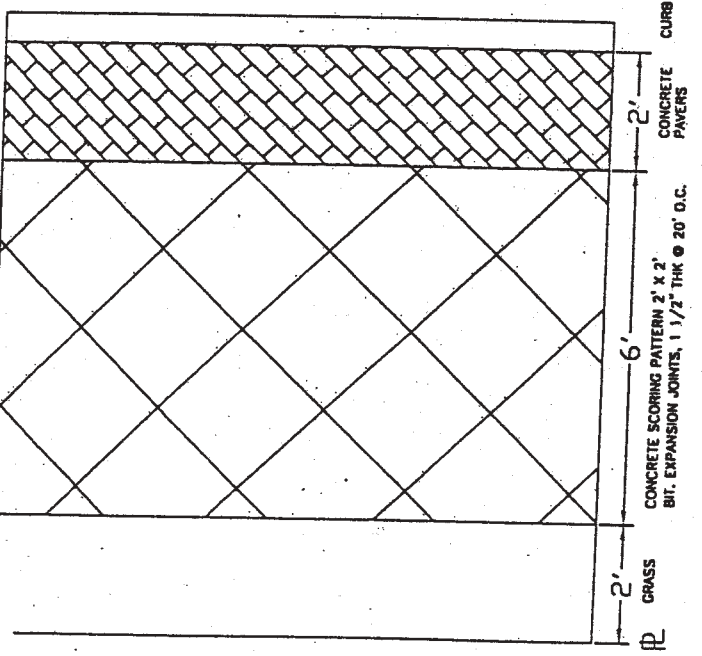
SIDEWALK AS ILLUSTRATED ON TCD 8

CONCOURSE AND BIKEWAY AS ILLUSTRATED ON TCD 4

NOTE:
 In addition to the above, a 6(1/2) foot wide concrete sidewalk shall be provided along one side of the primary access road to any residential development of 25 or more dwelling units hence forth constructed in the Town Center District in accordance with illustration TCD 8



TOWN CENTRE DISTRICT SIDEWALK PLAN RSIS EXHIBIT		
SCALE: 1"=800'	DATE: AUGUST 2002	ILLUSTRATION: TCD 8A-RSIS
DRAWN BY: [Signature]	CHECKED BY: [Signature]	ASAP FILE NO: [Number]
TOWNSHIP OF OLD BRIDGE DIVISION OF PLANNING ONE OLD BRIDGE PLAZA, OLD BRIDGE TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY 08857		
SEBASTIAN RIZZO, P.P., P.E.--TOWNSHIP PLANNER		



SIDEWALK DETAIL

TO BE USED ON RT. 516 AND COTTRELL ROAD IN AREAS INDICATED ON ILLUSTRATION BA, AND FOR ALL MINOR STREETS.

PATHWAY DETAIL

NOTES:



**TOWN CENTRE DISTRICT
SIDEWALK AND PATHS**

SCALE: N.T.S.	DATE: SEPT. 16, 2000	ILLUSTRATION NO. TCD 8
DRAWN BY: L.M.	CHECKED BY: S.M.	ASAP FILE NO. TCD 8

TOWNSHIP OF OLD BRIDGE
DIVISION OF PLANNING
ONE OLD BRIDGE PLAZA, OLD BRIDGE TOWNSHIP
MIDDLESEX COUNTY, NEW JERSEY 08857

SEBASTIAN RIZZO, P.P., P.E. -- TOWNSHIP PLANNER