

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Resolution #03-2

Special Area Standards for Streets and Sidewalks in the Township of Chesterfield, 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 Chesterfield, Burlington County; and

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

WHEREAS, in reviewing the proposed special area standards, the Site Improvement Advisory Board has given consideration to those matters to the extent applicable pursuant to N.J.A.C. 5:21-3.5(d), has required the production of submissions pursuant to N.J.A.C. 5:21-3.5(e), has examined the submissions, and has taken such action as it has deemed necessary for its review of the 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 held a public hearing on September 18, 2003 to hear testimony on the proposed special area standards for the design of streets and sidewalks for Old York Village within Chesterfield that differ from the Residential Site Improvement Standards (RSIS) as follows:

1. Boulevard and Parkway street classifications will agree with the Minor Collector classification (medium and high intensities with two parking lanes).
2. Boulevards will have rights-of-way of 80 feet to accommodate 12-foot-wide medians and 6-foot-wide sidewalks.
3. Parkways will have rights-of-way of 60 feet to accommodate 10-foot-wide bikeways and 5-foot-wide sidewalks.
4. Neighborhood access streets will remain the same as RSIS, with 5-foot-wide sidewalks; Residential Access streets will not be allowed.

WHEREAS, the Site Improvement Advisory Board finds that the modifications to N.J.A.C. 5:21-4, submitted by the Township 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.
3. They meet the needs of public health and safety. The wider sidewalks will facilitate pedestrian safety. The sidewalks and bikeways will encourage walking and biking instead of vehicle use.
4. They take into account future development by allowing increased development in a small section and providing for farmland preservation in most of the municipality.

NOW, THEREFORE, BE IT RESOLVED that N.J.A.C. 5:21-4 shall be modified for the portion of the Township of Chesterfield known as Old York Village, as delineated on the Chesterfield tax maps as Lots 8.01, 8.02, and 20 of

Block 107; and Lots 3, 6, 32, 8, 28.01, 28.02, 17.01, 17.02, 24.01, 25.01, 25.02, 25.03, and 29.02 of Block 202. The modifications follow.

1. Table 4.3 is modified to read:

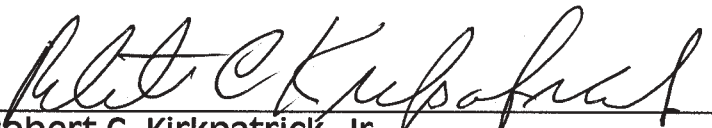
Table 4.3 CARTWAY AND RIGHT-OF-WAY WIDTHS								
Street Type^a	Total Average Daily Traffic	Traveled Way	No. of Parking Lanes^b	Parking Lane Width	Cart-way Width	Curb or Shoulder^h	Sidewalk or Graded Areaⁱ	Right-of-Way Width^l
RESIDENTIAL ACCESS	Not allowed to be used in Old York Village							
NEIGHBORHOOD (all intensities)	No change from RSIS ¹							
MINOR COLLECTOR ^l								
Parkway ²	3,500	20'	1	8'	28	Curb	1 SW ³	60'
Boulevard (all intensities) ⁴	3,500	20'	2	8' each 16' total	36'	Curb	2 SW ³	80'
MAJOR COLLECTOR	No change from RSIS ¹							
SPECIAL-PURPOSE STREETS								
Two-way alley	No change from RSIS ¹							
<p>Notes:</p> <p>¹ These street types shall follow the requirements of Table 4.3 found in the RSIS; neighborhood streets shall have sidewalk widths of 5'.</p> <p>² The parkway street type matches the RSIS design criteria for a minor collector with parking on one side, except that there is a greater right-of-way required. This is to accommodate a 10'-wide bike lane on one side of the street, separated from the street by 4'.</p> <p>³ The parkway and boulevard street types shall have sidewalk widths of 6'.</p> <p>⁴ The boulevard street type matches the RSIS design criteria for a minor collector with parking on both sides, except that there is a greater right-of-way width required. This is to accommodate a 12' median and the wider sidewalks.</p> <p>The notes of Table 4.3 remain in effect; those applicable here, a, b, h, i, j, and l, are copied below for convenience:</p> <p>^a See Table 4.2 for definitions of street hierarchy and <u>N.J.A.C. 5:21-4.2</u> for definitions of low, medium, and high intensity of development.</p> <p>^b Parking lane refers to parallel parking, except in the case of residential access streets with nonparallel parking, which have perpendicular parking.</p> <p>^h See <u>N.J.A.C. 5:21-4.3(c)</u> for additional requirements.</p> <p>ⁱ Right-of-way width applies only to streets proposed for dedication as shown on approved plans.</p> <p>^j See <u>N.J.A.C. 5:21-4.5(b)</u> for additional requirements.</p> <p>^l Municipalities may require additional cartway width for major or minor collectors which are part of a designated bicycle route as indicated in the circulation part of the municipal master plan to make them consistent with the AASHTO guidelines for bicycle-compatible streets.</p>								

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

"Sidewalk width shall be five feet for neighborhood streets, and six feet for boulevards and parkways. Where sidewalks abut the curb and cars overhang the sidewalk, widths shall be six feet. In high-density residential areas where sidewalks abut the curb, a sidewalk/graded area of at least six feet in width shall be required."

BE IT FURTHER RESOLVED that this resolution shall take effect immediately and shall continue in effect unless and until modified.

APPROVED BY: The Site Improvement Advisory Board
DATE: October 30, 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 Board at its meeting of October 30, 2003.


Mary Ellen Handelman
Secretary to the Board