

**55-126. GENERAL AND STANDARD DESIGN STANDARDS.**

- A. *General.* All improvements shall be installed in complete accordance with the standards of this chapter, with other particular specifications approved by the Board and Township Engineer and with all other applicable municipal, county and State regulations.
- B. *Standard Specifications and Standard Construction Details.* The Standard Specifications for Road and Bridge Construction of the New Jersey Department of Transportation (latest edition), including all addenda, and the Standard Construction Details of the New Jersey Department of Transportation (latest revision), as modified, supplemented, amended or superseded by the requirements of this chapter, by the approval of final plat, by particular agreement among the Board, Township Committee and subdivider or by other applicable municipal, county or State regulations, shall govern the completion of the required improvements. Such Standard Specifications and Standard Construction Details are made a part of this chapter by this reference and will not be herein repeated. It is the responsibility of all subdividers to familiarize themselves with these standards, copies of which may be examined at the offices of the Township Clerk and Township Engineer and may be obtained, upon payment of the cost thereof, from the New Jersey Department of Transportation. The requirements of this chapter, of an approved final plat or of particular agreements and conditions of approval and of applicable municipal, county or State regulations shall govern and prevail in the case of conflict between them and the Standard Specifications or Standard Construction Details. Should the Township adopt, subsequent to the effective date of this chapter, particular and specific standard construction details for Barnegat Township, they shall govern and prevail

over the Standard Construction Details of the New Jersey Department of Transportation previously referred to.

**55-126.1. Blocks.** Block length, width and acreage shall be sufficient to accommodate the size lot required in the zoning district and to provide for convenient access, circulation control and traffic safety. Blocks over one thousand (1,000) feet long in residential areas shall be discouraged, but, where they are used, pedestrian crosswalks and/or bikeways between lots may be required in locations deemed necessary by the approving authority and shall be at least eight (8) feet wide and shall be straight from street to street. Blocks over one thousand five hundred (1,500) feet in residential areas shall be prohibited. For commercial and industrial uses, block lengths shall be sufficient to meet area and yard requirements for such uses and to provide proper street access and circulation patterns.

**55-126.2. Lots.**

- A . Lot dimensions and area shall not be less than the requirements of the zoning provisions.
- B. Insofar as is practical, side lot lines shall be either at right angles or radial to street lines.
- C. Each lot must front upon an approved, paved street with a right-of-way of at least fifty (50) feet, except as otherwise provided herein.
- D. Where extra width has either been dedicated or anticipated for widening of existing streets, zoning considerations shall begin at such new street line, and all setbacks shall be measured from such line.

If two (2) or more contiguous lots are under the same ownership, regardless of whether or not each may have been approved as portions of a subdivision, acquired by separate conveyance or by other operation by law, and one (1) or more of said lots should not conform to the

minimum area and/or dimension requirements for the zone in which it is located, the contiguous lots shall be considered as a single lot, and the provisions of this chapter shall hold.

- F. Whenever land has been dedicated or conveyed to the Township by the owner of a lot in order to meet the minimum street width requirements or to implement the Master Plan, which lot existed at the effective date of this chapter, the Construction Code Official shall not withhold a building and/or occupancy permit when the lot depth and/or area was rendered substandard due to such dedication and where the owner has no adjacent lands to meet the minimum requirements.

**55-126.3. Bulkheading.**

- A. All new developments on tidal lagoons, navigable waterways or other bodies of water, whether such water bodies are either existing or proposed, shall provide for bulkheading. All new development on nontidal bodies of water, whether such water bodies are either existing or proposed, shall provide for bulkheading or other appropriate permanent bank stabilization acceptable to the Planning Board. In no case shall bank slopes, bulkheads, ripraps, reventments or other elements of bank stabilization be located within required minimum yard areas.
- B. Bulkheads may be constructed of treated timber, reinforced concrete, marine alloy steel or other materials in accordance with a detailed design to be submitted by the developer in each case for approval by the Board Engineer and such other approval authorities, including but not limited to the United States Army Corps of Engineers, as may be necessary. All bulkhead design plans shall be prepared by a licensed professional engineer in the State of New Jersey.

**55-126.4. Curbs.** Concrete curbs shall be installed along every street. The standard curb section to be used shall be not more than ten (10) feet in length and shall be set in accordance with approved lines and grades, and radial curbs shall be formed in an arc segment, in a smooth curve. Chord segments are prohibited. Concrete curbs shall be eight by six by eighteen (8 x 6 x 18) inches (six-inch exposed face), using Class B concrete having a twenty-eight (28) day compressive strength of four thousand (4,000) pounds per square inch and shall be air-entrained. At locations specified by the approving authority and at all intersections, the curbing shall have a barrier-free design to provide a ramp for bicycles and/or wheelchairs, details for which may be obtained from the Engineer. In certain instances it may be necessary or desirable to construct alternate curb types. For example, these may be required by the Board on the perimeter or channelizing islands or in areas of unusually heavy gutter drainage flow or may be desired by the subdivider for decorative purposes or to preserve vegetation, e.g., granite block curb, rolled concrete curb, etc. If alternate curb types are to be permitted, an appropriate construction detail shall be submitted for approval with the preliminary and final plat.

**55-126.5. Drainage.**

**Division 1 - East of Parkway [Amended 2-20-90 by Ord. No. 1990-4; 5-1-00 by Ord. No. 2000-20]**

Calculations, design systems, assessments and violations and penalties shall be in accordance with the requirement of Chapter 55, Article XXI entitled "Storm Water Management".

**Division 2 - Pinelands - West of Parkway [Amended 2-20-90 by Ord. No. 1990-4; 5-1-00 by Ord. No. 2000-11]**

Calculations and design systems, assessments and violation and penalties shall be in accordance with the requirement of Chapter 55, Article XXI entitled "Storm Water Management."

**55-126.6. Floodplain Regulations.** The purposes of the following floodplain regulations are to implement the land use rules and regulations promulgated by the New Jersey Department of Environmental Protection for floodways and the flood-fringe portion of a flood hazard area; to discourage construction and regrading in flood hazard areas; to prevent encroachments into flood hazard areas which would obstruct or constrict the area through which water must pass; and to prevent pollution of watercourses during low or high-water periods by preventing the placing or storing of unsanitary or dangerous substances in the flood hazard areas.

- A. The flood hazard design elevation shall be determined on an individual basis based upon stream encroachment line data from the Division of Water Resources or, in the absence of that data, the flood elevation based on a one-hundred (100) year storm frequency. One or the other shall be delineated on the plat. In addition, the Planning Board Engineer may, upon receipt of the application and with the consent of the landowner and at the landowner's expense, determine the precise location of a floodway and flood-fringe area by close inspection, field survey or other appropriate method and cause, if requested, the same to be marked on the ground and on the plat, and said Engineer shall notify the owner, the New Jersey Department of Environmental Protection Division of Water Resources and the approving authority. The assistance of the United States Department of Agriculture Soil Conservation Service, the United States Corps of Engineers and the New Jersey Department of Environmental Protection Division of Water Resources may be sought to aid in delineating the flood hazard design elevation, except that where State or Federal agencies shall subsequently publish any reports which delineate the flood design elevation of a watercourse, said report shall be the officially delineated flood hazard area as if said report were published in this chapter.

- B. Any lot containing a floodway portion of a drainage course and on which it is proposed to regrade and/or construct an improvement shall not be permitted unless the proposed use is permitted by this chapter, plat approval has been granted and a floodway permit has been issued by the New Jersey Department of Environmental Protection Division of Water Resources where required by State regulations.
- C . Any lot containing a flood-fringe portion of the flood hazard area and on which it is proposed to regrade and/or construct an improvement shall not be permitted unless the proposed use is permitted by this chapter and until plat approval has been granted.
- D . The procedure for reviewing any proposed regrading and/or construction shall be the same as set for plat review. No application shall be approved and no permit granted until all zoning violations have either been corrected or a variance granted.
- E. Regulation of the flood-fringe portion of the flood hazard area shall be consistent in the approving authority's determination with the criteria and standards promulgated by the New Jersey Department of Environmental Protection governing the flood-fringe area.
- F . The applicant shall submit maps, reports and other appropriate documents permitting the approving authority to evaluate whether the proposal has an inherent low flood damage potential; does not obstruct flood flows or increase flood heights and/or velocities; does not adversely affect the water-carrying capacity of any delineated floodway and/or channel; does not increase local runoff and erosion; does not unduly stress the natural environment of the floodplain or degrade the quality of surface water or the quality and quantity of groundwaters; does not require fill or the

erection of structures; and does not include the storage of equipment and materials.

- G. Where a development is traversed by a watercourse, surface or underground drainageway or drainage system, channel or stream, there shall be provided and dedicated a drainage right-of-way easement to the municipality conforming substantially to the lines of such watercourse and such further width or construction, or both, as will be adequate to accommodate expected stormwater runoff in the future based upon reasonable growth potential in the municipality. The minimum width of easement for channel sections shall be the maximum design top width of the channel section segment plus twenty (20) feet, rounded to the next highest five (5) foot increment. However, if the floodway is not ascertainable for a stream or open channel, the width of drainage easement shall extend fifty (50) feet beyond the top of the bank on both sides of the drainage course.

#### **55-126.7. Easements.**

- A. Easements along rear property lines or elsewhere for utility installation may be required, but are discouraged. Such easements shall be at least twenty (20) feet wide for one (1) utility and five (5) additional feet for each additional utility and shall be located in consultation with the companies, municipal departments concerned or other jurisdictional agencies and, to the fullest extent possible, shall be centered on or adjacent to rear or side lot lines.
- B. Floodplain and conservation easements shall be indicated on the preliminary and final plats and shown in such a manner that their boundaries can be accurately determined.
- C. The removal of trees and ground cover shall be prohibited in a conservation easement or floodplain

except for the following purposes: the removal of dead or diseased trees; limited thinning of trees and growth to encourage the most desirable growth; the removal of trees to allow for structures designed to impound water or in areas to be flooded for the creation of ponds or lakes; or as an approved conservation plan by the Soil Conservation District.

- D. Such easement dedication shall be expressed on the plat as follows: type of easement granted to the Township of Barnegat and the appropriate agency.

**55-126.8. Monuments.** Monuments shall be of the size and shape required by N.J.S.A. 46:23-9.12, the Map Filing Law, as amended, and shall be placed in accordance with said statute and indicated on the final map.

**55-126.9. Shade Trees. [Amended 10-5-98 by Ord. No. 1998-20 § 6; Ord. No. 1998-21 §**

**Division I - East and West of Parkway**

- A. In each subdivision of land, the developer shall plant, along both sides of said streets, proper shade and/or decorative trees at a maximum distance of fifty (50) feet between trees. The minimum distance between such trees planted shall be forty (40) feet. Planting sites shall be indicated on the final plat. Such planting shall not be required within sight easements as required elsewhere herein.
- B. All trees planted in accordance with the provisions of this chapter shall be placed in a proper manner and in a good grade of topsoil and within the area of the tree well at the point where the tree is planted. In the event that any individual person or group of individual persons desire to plant a tree or trees in a tree well or within the jurisdiction of the Township Shade Tree Commission, such person or persons may do so,



provided that they conform to the provisions of this chapter.

- C. All shade trees to be hereafter planted in accordance with this chapter shall be nursery grown or substantially uniform size and shape and shall have straight trunks. Ornamental trees need not have straight trunks but must conform in other respects to the provisions for trees and tree plantings outlined in this chapter.
- D. All trees planted pursuant to this chapter shall be planted in a dormant state. The average trunk diameter measured at the height of one (1) foot above the finished grade level, shall be a minimum of two (2) inches, depending on good practice with a reference to the particular species to be planted.
- E. Subsequent or replacement plants shall conform to the type of existing tree in a given area, provided that if any deviation is anticipated, it must be done only with the permission of the Township Shade Tree Commission. In a newly planted area, only one (1) type of tree may be used on a given street, unless otherwise specified by the Township Shade Tree Commission.

**Division 2 - East of Parkway Only**

- F. The Barnegat Township Shade Tree Commission shall maintain, and update as necessary, lists of tree species that will be appropriate for planting in development projects, whether in areas adjacent to rivers, bays and lagoons; upland areas; waterfront property and property in the vicinity of large bodies of water; or, on outer beaches, both oceanfront and bayfront. The Shade Tree Commission will provide developers, or any interested party, with current lists upon request.

**Division 3- Pinelands - West of Parkway**

G. In areas adjacent to rivers, bays and lagoons, plantings shall be one (1) of the following kinds of trees, the maximum size and characteristics of which follow:

- (1) Honey locust (*Gleditsia triacanthos inermis*): sixty (60) to seventy (70) feet high; fragrant white flowers late in spring; grows well in poor soil; resists salt spray.
- (2) Oriental plane (*Platanus orientalis*): seventy (70) to eighty (80) feet tall; rapid growing shade tree; pyramid shaped top.
- (3) Willow (*Salix babylonica*): forty (40) to fifty (50) feet high; its long pendulous branches grow rapidly, especially when close to water.
- (4) Canoe birch (*Betula papyrifera*): fifty (50) to sixty (60) feet tall; stately with gray white bark; fast growing.
- (5) European white birch (*Betula alba pendula*): forty (40) to fifty (50) feet high; graceful lacy leaves and drooping branches.
- (6) Japanese cherry (*Prunus quanzan*): thirty (30) to forty (40) feet high; large double deep pink pendulus flowers clustering among the leaves in May; vase form.
- (7) Hawthorn (*Crataegus*): twelve (12) to fifteen (15) feet high; produces a mass of scarlet double flowers in June and colorful red fruit in winter.

H. In the upland., which is away from rivers, bays and lagoons and not adjacent to large bodies of water, plantings shall be one (1) of the following kinds of trees, the maximum size and characteristics of which follow:

- (1) Pin oak (*Quercus palustris*): seventy-five (75) to ninety (90) feet high; shiny foliage; long lived; turns scarlet in the fall; broad pyramid shape.
  - (2) Norway maple (*Acer platanoides*): sixty (60) to seventy (70) feet high; leaves turn yellow in fall; globe-shaped top.
  - (3) Honey locust (*Gleditsia triacanthos inermis*): sixty (60) to seventy (70) feet high; fragrant white flowers; grows well in gravel or sandy soil; broad spreading top.
  - (4) Crabapple (*Malus*): twelve (12) to fifteen (15) feet high; pink or red flowers; broad umbrella top; usually as wide as high; a good park tree.
  - (5) European mountain ash (*Sorbus aucuparia*): twenty-five (25) to thirty (30) feet high; great clusters of orange scarlet berries; upright oval shape.
  - (6) Dogwood (*Cornus florida*, white) and (*Florida Rubra*, pink): twenty-five (25) to thirty (30) feet high; pink or white flowers in early spring; red berries and rich red foliage in fall.
  - (7) European white birch (*Betula alba pendula*): forty (40) to fifty (50) feet high; lace-like leaves; paper white bark; tall column.
- I. In the waterfront property and property in the vicinity of large bodies of water not covered by the above, plantings shall be one (1) of the following kinds of trees, the maximum size and characteristics of which follows:
- (1) Bolleana poplar (*Populus boleana*): seventy-five (75) to ninety (90) feet tall; grows stately; salt resistant.

- (2) Carolina poplar (*Populus eugenei*): seventy-five (75) to ninety (90) feet tall; exceedingly rapid-growing shade tree; thrives in dry conditions.
- (3) Oriental plane (*Platanus orientalis*): seventy-five (75) to ninety (90) feet tall; rapid-growing shade tree of pyramid habit.
- (4) African Tamarix (*Tamarix africana*): twelve (12) to fifteen (15) feet tall; drooping panicles of attractive pink flowers in spring and feathery gray foliage.
- (5) Smoke tree (*Rhus Cotinus*): twelve (12) to fifteen (15) feet tall; carries great mass of filmy purple flowers in July.
- (6) Almey crab: twelve (12) to fifteen (15) feet tall; fiery crimson flowers; very hardy; maroon-colored fruit of spreading habit.
- (7) Hopa crab: twelve (12) to fifteen (15) feet tall; rosy red flowers; red fruit; attractive purple foliage; upright vase-shaped growth.
- (8) Bechtal crab: twelve (12) to eighteen (18) feet tall; with large double fragrant pink flowers which resemble small roses in early May; upright growth.

J. On outer beaches, both oceanfront and bay front:  
Japanese pine (*Pinus thundergii*), thirty (30) to forty (40) feet tall.

**55-126.10. Sidewalks.** Sidewalks shall be required along both sides of each street. Sidewalks shall be at least four (4) inches thick, of Class C concrete having a twenty-eight (28) day compressive strength of three thousand five hundred (3,500) pounds per square inch, except at points of vehicular crossing where they shall be at least six (6) inches thick, of Class B concrete having a twenty-eight (28) day compressive strength of four thousand (4,000) pounds per square inch and

shall be air-entrained. Such driveway areas shall be reinforced with six by six (6 x 6) 10/10 welded wire mesh.

**55-126.11. Sight Triangles.** Sight triangles shall be required at each quadrant of an intersection of streets, and streets and driveways. The area within sight triangles shall be either dedicated to the Township and maintained as part of the lot adjoining the street and set aside on any subdivision or site plan as a sight triangle easement. Within a sight triangle, no grading, planting or structure shall be erected or maintained no more than thirty (30) inches above the center-line grade of each intersection street or driveway, excluding utility poles, street name signs and official traffic regulation signs. Where any street or driveway intersection involves earth banks or vegetation, including trees, the developer shall trim such vegetation and trees as well as establish proper excavation and grading to provide the sight triangle. The sight triangle is that area bounded by the intersecting street lines and a straight line which connects sight points located on each of the two (2) intersecting center-line street lines the following distances away from the intersecting street lines; arterial streets at three hundred (300) feet; collector streets at two hundred (200) feet; and primary and secondary and local streets at ninety (90) feet. The classification of existing and proposed streets shall be those shown on the adopted Master Plan or as designated by the Planning Board at the time of the application for approval for a new street not included on the Master Plan. A sight triangle easement dedication shall be expressed on the plat as follows: "Sight triangle easement subject to grading, planting and construction restrictions as provided for in the Township Development Review Ordinance." Portions of a lot set aside for the sight triangle may be calculated in determining the lot area and may be included in establishing the minimum setbacks required by the zoning provisions.

**55-126.12. Soil Erosion and Sedimentation Control.**  
**[Amended 10-5-1987 by Ord. No. 1987-30]** All site plans and major subdivisions shall incorporate soil erosion and sediment control programs phased according to the scheduled progress of the development, including anticipated starting and completion dates. The purpose is to control soil erosion and sediment damages and related environmental damage by requiring adequate provisions for surface water retention and drainage and for the protection of exposed soil surfaces in order to promote the safety, public health, convenience and general welfare of the community.

- A. No building permit shall be issued for any development application until all provisions of the State of New Jersey Soil Erosion and Sediment Control Act, P.L. 1975, c. 251, have been satisfied or waived.
- B. Development applicants shall submit to the approving authority and Board Engineer copies and documentation of the approval and certification of the soil erosion and sediment control plan by the Ocean County Soil Conservation District or proof of waiver of same.
- C. The disturbed areas surrounding all proposed residential dwellings shall be stabilized by sodding. Other suitable methods of stabilization may be used subject to approval by the Township Engineer. Prior to replacing any sod, the existing ground shall be prepared in accordance with the provisions of Section 810 - SODDING in the N.J.D.O.T. Standard Specifications for Road and Bridge Construction. The use of seeding or hydroseeding will not be accepted

**55-126.13. Streets. [Amended 4-6-91 by Ord. No. 1991-17; 5-17-93 by Ord. No. 1993-13 and Ord. No. 1993-141]** The arrangement of streets shall provide for the extension and realignment, as appropriate, of existing collector and primary streets. The arrangement of streets shall provide for the extension of an existing minor street only when such

extension is judged necessary by the Board to promote safety and when it conforms to the minor street design standards.

A. *Design of Minor Streets.* Minor streets in residential subdivisions shall be laid out so that there is no possibility of their use by traffic having neither origin or destination at the lots to which they provide access and shall conform to the standards of this chapter.

- (1) Culs-de-sac (dead-end streets) may be used where necessary but should not have center-line length, from intersecting street center line to center point of cul-de-sac, less than one hundred (100) feet nor longer than one thousand two hundred (1,200) feet and should not provide access to more than twenty-five (25) lots.
- (2) When their use is possible, short loop streets are preferred to culs-de-sac. Short loop streets should provide access to no more than forty-five (45) lots, except that where access is provided by a combination of a short loop street and culs-de-sac, the maximum shall be sixty (60) lots, provided that the length of the loop street alone will not exceed three thousand (3,000) feet. Loop streets shall have both of their termini located on the same major street to be so classified.

B. *Classification of Streets.* In any major subdivision, it shall be the duty of the Board to classify proposed streets according to their types. The Board, in making its decision, shall refer to the Master Plan and shall consider conditions within the subdivision and surrounding area.

C. *Right-of-way and Paving Widths and Street Detail.*

Right-of-way widths, measured from lot line to lot line, graded widths and paving widths and other items shall be not less than the following unless otherwise indicated on the Master Plan or the Official Map.

(Note: All dimensions are in feet unless otherwise noted.)

<b>Requirement</b>	<b>Street Classification</b>		
	<b>Minor (Resi- dential) Collector</b>	<b>Neighbor- hood Collector</b>	<b>Primary Collector</b>
Right-of-way (row) width	50	60	80
Paving widths, two-way	30	40	401
Curb radii at intersections	25	35	35
Tangents between reverse curves (minimum)	100	200	300
Horizontal center-line radius	150	500	1,000
Maximum center-line grades	10%	8%	6%
Minimum center-line grades	1/2%	1/2%	1/2%
Maximum grades at intersection, 3% for distance from center line of intersection	100	150	150

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Notes:

<sup>1</sup>As designated by Planning Board or indicated on the Master Plan.



<u>Requirement</u>	<b>Street Classification</b>		
	<b>Minor (Resi- dential)</b>	<b>Neighbor- hood Collector</b>	<b>Primary Collector</b>
Turnaround at end of cul-de-sac:			
Radius of right-of- way	50		
Radius of paving	40		
Curb face required (inches)	6	6	8
Pavement crown (inches)	4	5	5
Sidewalks:			
Width	4	4	4
Setback (from curb face)	5	5	5

- D. All changes in grade where the difference in grade is greater than one percent (1%) shall be connected by a vertical curve having a length of at least sixty (60) feet for each two percent (2%) difference in grade or portion thereof and providing minimum sight distances of two hundred (200) feet for a local street and three hundred (300) feet for a collector street and shall be designed with as flat a grade as practical with the advice of the Board Engineer.
- E. Where dead-end streets (culs-de-sac) are utilized they shall conform to the following standards:
  - (1) Dead-end, streets of a permanent nature (where provision for the future extension of the street to the boundary of the adjoining property is impractical or impossible) or of a temporary nature (where provision is made for the future extension of the street to the boundary line of adjoining property)

shall provide a turnaround at the end with a right-of-way radius of not less than fifty (50) feet and a cartway radius of not less than forty (40) feet. The center point of the radius shall be on the center line of the associated street or, if offset, to a point where the cartway radius also becomes a tangent to one (1) of the curblines of the associated street. If the cul-de-sac is offset, the tangent shall be on the right side of the street wherever possible for approaching vehicles.

- (2) If a dead-end street is of a temporary nature, provisions shall be made for removal of the turnaround and reversion of the excess right-of-way to the adjoining properties as off-tract responsibility of the developer creating the street extension when the street is extended.

- F. No street shall have a name which will duplicate or so nearly duplicate in spelling or phonetic sound the names of existing streets so as to be confusing therewith. The continuation of an existing street shall have the same name. The name of new streets must be approved by the approving authority.
- G. Curved streets are preferred to discourage speed and monotony. The maximum straight-line distance shall not exceed one thousand (1,000) feet.
- H . *Nonresidential Streets.* The widths of internal streets in business or industrial development designed as a whole in accordance with a comprehensive site plan shall be determined by the Board in each case in the light of the circumstances of the particular situation and with a view to assuring the maximum safety and convenience of access for traffic and fire-fighting equipment, circulation and parking, including provisions for the lading and unloading of goods and, in general, shall conform to collector street design standards.

- I. *Subdivisions on Existing Streets.* Subdivision that adjoin or include existing streets which do not conform to the widths as shown on the Master Plan, the Official Map or the street width requirements of this chapter shall dedicate the required additional width along either one (1) or both sides of such street as the Board may deem necessary.
- J. *Street Intersections.* Street intersections shall be designed according to the following standards:
  - (1) No more than two (2) streets shall cross the same point.
  - (2) Street intersections shall be at right angles wherever possible, and intersections of less than seventy degrees ( $70^\circ$ ), measured at the center line of streets, shall not be permitted.
- K. Approaches to all intersections shall follow a straight line for at least one hundred (100) feet measured from the intersecting street center line to the beginning of the curve. Streets intersecting another street from opposite sides shall have at least two hundred (200) feet between the two (2) street center lines. Any development abutting an existing street which is classified as a collector street shall be permitted not more than one (1) new street every eight hundred (800) feet on the same side of the street within the boundaries of the tract being subdivided. In the spacing of streets, consideration will be given to the location of existing intersections on both sides of the development.
- L. Sight triangles shall be provided as required in this chapter.
- M. No development showing reserve strips controlling access to streets or another area, either developed or undeveloped, shall be approved except where the control and disposal of land comprising such strips have been given to the governing body.

N. Streets shall be constructed in accordance with the following standards and in accordance with The Standard Specifications for Road and Bridge Construction of the New Jersey Department of Transportation as herein defined:

(1) Local and minor streets:

- (a) Six (6) inches of Type 2, Class A or B road gravel.
- (b) Three (3) inches of bituminous stabilized base course.
- (c) One and one-half (1 1/2) inches of FABC-1 surface course.

(2) Collector streets:

- (a) Eight (8) inches of Type 2, Class B road gravel or equivalent.
- (b) Four (4) inches of bituminous stabilized base course.
- (c) Two (2) inches of FABC-1 surface course.

O. Street signs shall be enameled metal of the size and color equal and similar to the type now in use by Barnegat Township. They shall be erected on galvanized-steel posts and stabilizing pins and set in Class C concrete in a workmanlike manner. At street intersections, one (1) post shall carry two (2) signs at right angles to denote the name of each street. Posts shall be ten (10) feet overall, with three (3) feet in the ground, surrounded with concrete.

P. Street and road excavation shall include the work of clearing and grubbing within the limits of the right-of-way and outside thereof, within slope areas to be graded or otherwise prescribed. The ground surface shall be cleared of trees, brush, weeds, roots, matted leaves, debris and other unsuitable matter before street and

roadway subgrade operations are commenced. Trees which do not interfere with the operations shall not be removed but shall be protected during the progress of the work. Branches of trees overhanging the traveled way shall be cut off to a height of fourteen (14) feet above it, and cuts made more than one (1) inch in diameter shall be painted. Tree stumps shall be grubbed out within the areas to be graded where the subgrade will be less than three and one-half (3 1/2) feet above the ground surface.

- Q Streetlights shall be of a type approved by resolution of the Township Committee and by the electric utility company serving the proposed subdivision and shall be located so as to provide a minimum lighting level of five-tenths (0.5) horizontal footcandle on all local and minor collector streets and one and zero-tenths (1.0) horizontal footcandle on all collector major thoroughfare and major arterial streets. The subdivider shall pay the full cost for initial installation of any street lights. After final acceptance, operation and maintenance costs shall be the responsibility of the Township.

**55-126.14. Debris.**

- A. Materials accumulated by clearing, grubbing and excavation as above described, shall be disposed of by the developer in a manner satisfactory to the Engineer, except that materials suitable for embankment shall be used for that purpose, if needed therefore. Burying of the above materials will not be permitted in any case.
- B. At the time of the tender of a plan for final approval for subdivision of real estate in this municipality, an estimate shall be made, for and on behalf of the municipality, by the Township Engineer, as to the cost of removal of the development debris from the development. Before final approval of the plan, such estimate furnished by the Township Engineer shall be

included in the guaranty to be furnished by the developer.

- C. The Township Code Enforcement Officer shall keep a constant check on debris from subdivision of land and construction of buildings and shall not permit accumulations in any real estate development. In the event that there are any substantial accumulations of such debris in any development, the Building Inspector shall forthwith give written notice to the developer to remove such debris from the real estate development. In the event that such debris is not promptly removed, the Building Inspector is hereby authorized and directed to refrain from giving certificates of occupancy for building permits until the debris is cleared up and removed.
- D. Wherever the subgrade is established to be coincident with the existing ground surface, the vegetation and underlying topsoil of the existing ground surface within excavation and embankment areas shall be stripped off to a depth of not less than four (4) inches and not more than six (6) inches. Street and roadway excavation shall be carried out so that the subgrade throughout the work is kept properly drained.
- E. Excavated materials shall be placed in embankment when suitable therefore or shall be used for backfill or other purposes. Material in excess of that required shall be disposed of by the developer, contractor or subcontractor.

Borrow excavation for road construction shall include the furnishing, transporting, placing and consolidating of materials required for embankment in excess of that obtained from other excavation and other incidental work. All borrow excavations shall be suitable for embankment and approved by the Township Engineer.

**55-126.15. Water Supply and Sanitary Sewer Facilities.**

- A. Where water and sanitary sewers are accessible from a servicing utility, the developer shall arrange for the construction of the utilities in such a manner as to make adequate service available to each lot, dwelling unit or use within the development. The entire system shall be designed in accordance with the jurisdictional utility and State agency having approval authority and shall be subject to their approval. The system shall also be designed with adequate capacity and sustained pressure for present and proposed development.
- B. Where public water or sanitary sewers are not available, potable water supply shall be provided to each lot on an individual well basis, and sanitary disposal shall be provided to each lot on an individual septic system basis. Such wells and septic systems shall be designed in accordance with the requirements and standards of the Barnegat Township Board of Health and/or State agency having jurisdiction. Where water distribution systems are installed outside streets, easements or rights-of-way shall be required in accordance with this chapter.

**55-126.16. Utility Installations.**

- A. All utility lines and necessary appurtenances, including but not limited to electric transmission and electric, gas and water distribution, communications, street lighting and cable television, shall be installed underground within easements or dedicated public rights-of-way. The subdivider shall arrange with the serving utilities for the underground installation of the utilities' supply lines and service connections, in accordance with the provisions of the applicable standard terms and conditions of its tariff as the same are then on file with the State of New Jersey Board of Public Utility Commissions and shall submit to the Board prior to the granting of approval a written

instrument from each serving utility which shall evidence full compliance with the provisions of this section; provided, however, that lots in subdivisions which abut existing easements or public rights-of-way where overhead utility lines have theretofore been installed may be supplied with service from such overhead lines if no new utility poles are required. In any event, all new building service connections shall be installed underground unless specific waiver is granted by the Board.

- B. Wherever the utility is not installed in the public right-of-way, an appropriate utility easement not less than twenty (20) feet in width shall be provided.
- C. *Fire hydrants.*
  - (1) A certificate of occupancy shall not be issued for any residential structure located in an area serviced by a public or private water company unless the distance from the midpoint of the frontage of such premises to a functioning fire hydrant, which has been tested and approved, as measured down the center line of connecting public streets, is four hundred (400) feet or less.
  - (2) Final subdivision plats shall not be approved by the Board unless fire hydrants are indicated on the final plat in accordance with the requirements herein contained as to location of and distances between fire hydrants.

**55-126.17. Grading, Topsoil and Seeding,** All lots, open spaces and planting areas shall be graded to secure proper drainage and to prevent the collection of stormwater. Said grading shall be performed in a manner which will minimize the damage to or destruction of trees growing on the land. Topsoil shall be provided and/or redistributed on the surface as cover and shall be stabilized by seeding or planting. Grading plans shall have been submitted with the



preliminary and final plats, and any departure from these plans must be approved in accordance with the requirements of this chapter for modification of improvements.

- A. Wherever possible, the land shall be graded so that the stormwater from each lot shall drain directly to the street. If impossible to drain directly to the street, it shall be drained to a system of interior yard drainage designed in accordance with this chapter.
- B. Unless otherwise required by this chapter, all tree stumps, masonry and other obstructions shall be removed to a depth of two (2) feet below existing or finished grade, whichever is lower.
- C. The minimum slope for lawns shall be three-fourths percent ( $3/4\%$ ), and for smooth hard-finished surfaces other than roadways the minimum slope shall be four-tenths percent ( $4/10\%$ ).
- D. The maximum grade for lawns within five (5) feet of a building shall be ten percent (10%), and for lawns more than five (5) feet from a building, the maximum grade shall be twenty-five percent (25%), except that for the front yard area the maximum grade shall be fifteen percent (15%).
- E. Retaining walls installed in slope control areas shall be constructed of heavy creosoted timber or logs of reinforced concrete, other reinforced masonry or other construction acceptable to the Board Engineer and adequately designed and detailed on the final plat to carry all earth pressures, including any surcharges. The heights of retaining walls shall not exceed one-third ( $1/3$ ) of the horizontal distance from the foundation wall of any building to the face of the retaining wall.
- F. The subdivider shall take all necessary precautions to prevent any siltation of streams during the construction of the subdivision. The subdivider shall

provide adequate provisions to prevent all deposition of silt or other eroded material in any stream or watercourse. Such provisions may include but are not limited to construction and maintenance of siltation basins or holding ponds and diversion berms throughout the course of construction and planting areas.

- G. All lots, open space and planting areas shall be seeded with a suitable stabilizing ground cover approved by the Township Engineer. On any waterfront lots or open spaces, the Board may allow a suitable stabilizing ground cover other than seeding if approved by the Township Engineer.
- H. No topsoil shall be removed from the site or used as spoil. Topsoil moved during the course of construction shall be redistributed so as to provide at least four (4) inches of spread cover to all seeding and planting areas of the subdivision and shall be stabilized by seeding or planting. In the event that the quantity of topsoil at the site is insufficient to provide four (4) inches of cover for all seeding and planting areas, the developer shall provide and distribute a sufficient quantity of topsoil to provide such a cover. Topsoil shall be approved by the Township Engineer.

This section shall be applicable to all subdivisions, site plans and all individual dwelling unit(s) site disturbances.