

ARTICLE VII
SUPPLEMENTARY DESIGN AND
PERFORMANCE STANDARDS

55-160. GENERAL PROVISIONS.

The purpose of this Article is to establish a general uniform set of performance and design standards to guide and assist the Township and future developers in the preparation, submission and review of all development proposals. Said standards shall be applicable to all site plans, subdivisions and other development applications to come before an approving authority in the Township. These general requirements are supplementary to the site plan and subdivision design standards previously outlined in this chapter and shall constitute the minimum performance standards applicable to all future growth and development in Barnegat Township.

A. General Requirements.

- (1) Minor modifications or changes in the approved plans and specifications may be effected only upon written approval of the Board Engineer, but some changes may require further review and approval of the Planning Board prior to making any change.
- (2) Any application for development shall demonstrate conformance with design standards that will encourage sound development patterns within the Township. Where an Official Map and/or a Master Plan have been adopted, the development shall conform to the proposals and conditions shown thereon. The streets, school sites, etc., shown on the officially adopted Master Plan shall be considered in the approval of plats. In accordance with good design practices, extreme deviations from rectangular lots shapes and straight lot lines shall not be allowed unless made necessary by special topographical conditions or other special conditions

- acceptable to the approving authority. All improvements shall be installed and connected with existing facilities or installed in required locations to enable future connections with approved systems or contemplated systems and shall be adequate to handle all present and probable future development.
- (3) Land which the approving authority finds to be in areas identified in the Master Plan as having severe or moderate soil characteristics, particularly as the land relates to flooding, improper drainage, wetlands, adverse soil conditions, adverse topography, utility easements or other features which can reasonably be expected to be harmful to the health, safety and general welfare of the present or future inhabitants of the development and/or its surrounding areas shall not be subdivided, and site plans shall not be approved unless adequate and acceptable methods are formulated by the developer to solve the problems by methods meeting this chapter and all other regulations.
 - (4) Whenever a development abuts or crosses a municipal boundary, access to those lots within the Township shall be from within the Township as the general rule. Wherever access to a development is required across land in an adjoining community as the exception, the approving authority may require documentation that such access is legally established and that the access road is adequately improved.
 - (5) No buildings shall be erected, no existing buildings shall be enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner except in conformity with the yard, lot area and building location regulations

designated for the district or zone in which this building or open space is located.

- (6) No lot shall be used in any zone, nor shall any structure be erected, altered or occupied for any purpose except as indicated in each zone under permitted use or special use permits.
- (7) No subdivision or site plan approval may be given unless each lot contained in said subdivision or site plan complies with all the requirements of the zone in which said lot is located, unless a variance is subsequently granted.
- (8) Each lot shall be provided with frontage on a street in accordance with the Schedule of Requirements.
- (9) No lot shall have erected on it more than one (1) residential building, except as elsewhere permitted in this chapter.