

55-178. PUBLIC UTILITIES.

DIVISION 1: EAST AND WEST OF PARKWAY

- A. All public services shall be connected to an approved public utilities system where one exists.
- B. The developer shall arrange with the servicing utility for the underground installation of the utilities' distribution supply lines and service connections in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff as the same are then on file with the State of New Jersey Board of Public Utility Commissioners.
- C. The developer shall submit to the approving authority, prior to the granting of final approval, a written instrument from each serving utility which shall evidence full compliance or intended full compliance with the provisions of this section; provided, however, that lots which abut existing streets where overhead electric or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service utilities from such overhead lines. In the case of existing overhead utilities, should a road widening or an extension of service or other such condition occur as a result of the development and necessitate the

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replacement, relocation or extension of such utilities, such replacement, relocation or extension shall be underground.

- D. Any installation under this section to be performed by a servicing utility shall be exempt from requiring performance guaranties, but shall be certified by the servicing utility, in writing, that all improvements have been satisfactorily constructed. Said certification shall be provided prior to release of the performance bond.
- E. Public utility uses, such as water towers, pumping stations, electric substations, radio towers and transmission lines, which must be provided above ground, may be permitted as a conditional use in those zones specified, provided that the use and/or structures shall adhere to the minimum standards of the particular zone and the following:
 - (1) A statement is submitted setting forth the reasons that the proposed installation must be provided above ground in a specific location and why it is necessary and convenient for the efficiency of the public utility system or for the satisfactory and convenient provision of service by the utility to the neighborhood or area in which the particular use is to be located.
 - (2) The design of any building in connection with such facility conforms to the general character of the area and will not adversely affect the safe and comfortable enjoyment of property rights of the zone in which it is located.
 - (3) Adequate attractive fences and other safety devices will be provided.
 - (4) Sufficient landscaping, including shrubs, trees and lawn, are provided and will be periodically maintained.

DIVISION 2: EAST OF PARKWAY

- F. All dwellings in the RHA and Clustered Development District, including but not limited to two-family dwelling, garden apartments, townhouses or adult community housing, shall be provided with approved and functioning public water and sanitary sewer systems and connected to same prior to issuance of a certificate of occupancy.

DIVISION 3: WEST OF PARKWAY

- G. All dwellings in the MH District, along with Adult Community Housing in the RL/AC Zone shall be provided with approved and functioning public water and sanitary sewer systems and connected to same prior to issuance of a certificate of occupancy.