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 Lumberton, Burlington County; and

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

WHEREAS, Lumberton has completed the first phase of the TDR program and is now beginning a second phase; and

WHEREAS, the second phase of the TDR program is to be a mixed-use development; and

WHEREAS, the residential portion of the mixed-use development is to be age restricted; and

WHEREAS, the Township seeks to facilitate pedestrian travel and traffic calming because of the density of development and the proximity of nonresidential uses; and

WHEREAS, the Site Improvement Advisory Board held a public hearing on March 22, 2001 to hear testimony on the proposed special area standards for development within the second phase of the TDR II area in the municipality which differ from the Residential Site Improvement Standards as follows:

1. Establishment of two residential street types -- "neighborhood," instead of a choice between neighborhood or residential access; and "collector," instead of minor collector.

2. Use of a narrower street width for the neighborhood street type than is found in the standards.

3. Use of wider sidewalks than are found in the standards.

4. Use of greater right-of-way width to accommodate the wider sidewalks, and to provide separation between sidewalk and street for both neighborhood and collector street types than is found for neighborhood and minor collectors in the standards.

5. Use of tighter curb radii than are found in the standards.

6. Use of a lesser parking space requirement than is found in the standards.
WHEREAS, the Site Improvement Advisory Board held a subsequent meeting on April 19th to discuss the proposed special area standards by the Township of Lumberton and has found that:

1. They are consistent with the Site Improvement Act in that they encourage pedestrian travel and safety.

2. They are reasonable and not unduly burdensome. The requirements respond to the additional pedestrian travel that will be generated based on the density of development, nature of the development, and proximity of nonresidential uses.

3. They meet the needs of public health and safety, and will promote pedestrian travel.

4. They take into account existing infrastructure and proposed surrounding development.

NOW, THEREFORE, BE IT RESOLVED that N.J.A.C. 5:21-4 shall be modified as follows for that portion of Lumberton Township designated as the TDRI area, as delineated on the Lumberton Township Zoning Map which is attached to this resolution, hereinafter referred to as the “special area.”

1. **N.J.A.C. 5:21-4.5(f)** is modified to read as follows: “Sidewalks shall be five feet in width.”

2. Table 4.3 is modified to read as follows:

<table>
<thead>
<tr>
<th>STREET TYPE</th>
<th>TOTAL AVG DAILY TRAFFIC</th>
<th>TRAV- ELED WAY</th>
<th>NO. OF PARKING LANE(S)</th>
<th>PARKING LANE WIDTH</th>
<th>CARTWAY WIDTH</th>
<th>CURB OR SHOULDER</th>
<th>SIDEWALK OR GRADED AREA</th>
<th>RIGHT-OF-WAY WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>&lt;1,500</td>
<td>12'</td>
<td>2</td>
<td>16'</td>
<td>28'</td>
<td>Curb</td>
<td>Sidewalk</td>
<td>52'</td>
</tr>
<tr>
<td>Collector</td>
<td>&lt;3,500</td>
<td>20'</td>
<td>2</td>
<td>16'</td>
<td>36'</td>
<td>Curb</td>
<td>Sidewalk</td>
<td>66'</td>
</tr>
</tbody>
</table>

NOTES: 

4. Parking lane refers to parallel parking.

4. “The 28' cartway would accommodate two 8' parking lanes and one 12' moving lane.

3. **N.J.A.C. 5:21-4.14(b)** is modified to read as follows: “For residential developments, parking shall be provided as follows:
**TABLE 4.6 STREET GRADE AND INTERSECTION DESIGN CRITERIA**

<table>
<thead>
<tr>
<th>STREET HIERARCHY</th>
<th>NEIGHBORHOOD</th>
<th>COLLECTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM GRADE</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>MAXIMUM GRADE</td>
<td>12%</td>
<td>10%</td>
</tr>
<tr>
<td>MAXIMUM GRADE OF SECONDARY STREET WITHIN 50' OF INTERSECTION*</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>MINIMUM CENTERLINE RADIUS</td>
<td>100'</td>
<td>150'</td>
</tr>
<tr>
<td>MINIMUM TANGENT LENGTH BETWEEN REVERSE CURVES</td>
<td>50'</td>
<td>100'</td>
</tr>
<tr>
<td>CURB RADIUS</td>
<td>15'</td>
<td>15'</td>
</tr>
</tbody>
</table>

NOTE: *As measured from the nearest right-of-way line.

BE IT FURTHER RESOLVED that this resolution shall take effect 30 days following approval, and shall continue in effect unless and until modified.

BE IT FURTHER RESOLVED that Lumberton shall file with the Site Improvement Advisory Board a copy of the ordinance adopting the special area and special area standards with respect to street design and parking requirements.
within 30 days of its final adoption.

APPROVED BY: The Site Improvement Advisory Board
DATE: May 24, 2001

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 May 24, 2001.

Mary Ellen Handelman
Secretary to the Board