NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

RESOLUTION #03-1

Special Area Standards for Streets and Sidewalks in the Township of Old Bridge, Middlesex 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 Old Bridge, Middlesex County; and

WHEREAS, the Site Improvement Advisory Board held an informal hearing, pursuant to N.J.A.C. 5:21-3.5(c), on December 19, 2002 to review the proposed special area standards, which consist of standards for the design of streets and sidewalks for the Town Centre District within the Township of Old Bridge; and

WHEREAS, in reviewing the proposed special area standards, the Site Improvement Advisory Board has given consideration to those matters, to the extent applicable as provided for by N.J.A.C. 5:21-3.5(d), has required the production of such documents and submissions as provided for by N.J.A.C. 5:21-3.5(e), has examined the documents and submissions, and has taken such action as it has deemed necessary for its review of such documents and 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 finds that the modifications to N.J.A.C. 5:21-4, submitted by the Township of Old Bridge 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. The requirements to provide wider streets to match existing streets in the area, tighter curb radii to provide traffic calming, wider sidewalks to facilitate pedestrian trips, a reduced number of parking spaces to match the type of dwelling units to be constructed are appropriate for the Town Centre District.
3. They meet the needs of public health and safety. The tighter curb radii and wider sidewalks will help facilitate pedestrian safety.
4. They take into account existing infrastructure and surrounding development by matching street widths, and providing wider sidewalks to facilitate walking to the business uses within the Town Centre District.

NOW, THEREFORE, BE IT RESOLVED that N.J.A.C. 5:21-4 shall be modified as follows for the portion of Old Bridge Township within the Town Centre District.
1. Table 4.3 found in the Residential Site Improvement Standards is modified as shown below:

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Total Avg. Daily Traffic</th>
<th>Travelled Way</th>
<th>No. of Parking Lanes</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>Residential Access (all intensities)</td>
<td>1,500</td>
<td>22'</td>
<td>1</td>
<td>8'</td>
<td>30'</td>
<td>Curb</td>
<td>2 SW</td>
<td>50'</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>1,500</td>
<td>20'</td>
<td>2</td>
<td>8'</td>
<td>36'</td>
<td>Curb</td>
<td>2 SW</td>
<td>50'</td>
</tr>
</tbody>
</table>

NOTES:

*Parking lane refers to parallel parking.

*Cartway widths of cul-de-sac stems and right-of-way requirements should conform to the applicable street type. Right-of-ways for cul-de-sac stems shall extend a minimum of eight feet beyond the cartway. Cul-de-sacs shall provide for a cartway turning radius of 40 feet and a right-of-way line eight feet beyond the edge of the cartway.

*CARTWAY widths of divided streets should conform to standards of street classification, as dictated by anticipated average daily traffic, and be applied as aggregate dimensions of two street segments. Divided streets shall be provided with cut-throughs at a maximum of 1,200-foot intervals.

*Right-of-way width applies only to streets proposed for dedication, as shown on approved plans.

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

"Sidewalk width shall be four feet except for those sidewalks along primary access streets, as designated on the municipal town centre sidewalk plan map attached, which shall be six feet wide."

3. **N.J.A.C. 5:21-4.14(b)** (Parking: Number of Spaces) is modified as follows:

"For residential developments, parking shall be provided as set forth in Table 4.4 below."
### TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES

<table>
<thead>
<tr>
<th>Housing Unit Type/Size&lt;sup&gt;a&lt;/sup&gt;</th>
<th>Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>2.0</td>
</tr>
<tr>
<td>Garden Apartment&lt;sup&gt;b&lt;/sup&gt;</td>
<td>1.75</td>
</tr>
<tr>
<td>Townhouse</td>
<td>2.0</td>
</tr>
</tbody>
</table>

**NOTES:**

<sup>a</sup>When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

<sup>b</sup>Requirements for attached units (apartment/condominium/townhouse) include provisions for guest parking.

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4. **N.J.A.C. 5:21-4.19(b)3** (Street Grade, Intersections, Pavement, and Lighting Construction Standards) is modified as follows:

"Intersections shall be rounded at the curbline, as shown in Table 4.6."

### TABLE 4.6 STREET GRADE AND INTERSECTION DESIGN CRITERIA

| Street Hierarchy | Street Hierarchy  
|-------------------|-------------------|
|                   | Neighborhood, Residential Access  
| Minimum grade     | 0.5%              |
| Maximum grade     | 12%               |
| Maximum grade within 50 ft. of intersection* | 5%               |
| Minimum center-line radius | 100 ft.           |
| Minimum tangent length between reverse curves | 50 ft.            |
| Curb radii        | 15 ft.            |

*As measured from the nearest right-of-way line.
BE IT FURTHER RESOLVED that the governing body of Old Bridge shall file with the Site Improvement Advisory Board a copy of the ordinance adopting the special area standards with respect to streets and parking within 30 days of its final adoption.

APPROVED BY: The Site Improvement Advisory Board
DATE: May 22, 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 on May 22, 2003.

Mary Ellen Handelman
Secretary to the Board
NOTE:
In addition to the above, a 4 ft wide concrete
sidewalk shall be provided along one side of the
primary access road to any residential development
of 25 or more dwelling units unless forth constructed
to the Town Center District in accordance with
Illustration TCD 9
SIDEBULK DETAIL
TO BE USED ON RT. 516 AND COTRELL ROAD IN AREAS
INDICATED ON ILLUSTRATION 8A, AND FOR ALL MINOR STREETS.

CONCRETE SIDEWALK, REINFORCED, 6" THK.,
4500 PSI @ 28 DAY, AIR ENTRAINMENT
WELDED WIRE FABRIC, 6 X 6 - W2.9 X W2.9

PRECAST CONC. PAVERS, 2 3/8" THK.

SAND SETTING BED, 1 1/2" THK. (UNCOMPACTED)

CONCRETE CURB, TYPE 1
4500 PSI @ 28 DAY, AIR ENTRAINMENT

TOPSOIL, 6" THK.

CONCRETE Filter FABRIC

DENSE GRADED AGGREGATE, 4" THK.

DENSE GRADED AGGREGATE, 8" THK.

Noted: