AMEND RESOLUTION NO. 98, ADOPTED FEBRUARY 10, 1970 - AMENDMENT TO THE LAND DEVELOPMENT STANDARDS REVISING THE SUBDIVISION AND SITE PLAN APPLICATION FORMS TO REQUIRE THE PROPERTY OWNER’S SIGNATURE ON THE APPLICATION (AMENDMENT NO. 4)

WHEREAS, the County Board of Chosen Freeholders adopted Resolution No. 98, on February 10, 1970 for “Land Development Standards” which provided for the review of subdivisions and site plans by the County Planning Board; and,

WHEREAS, in accordance with the Land Development Standards, applicants must complete a subdivision and/or site plan application form as part of their submission of subdivision and site plan applications to the County Planning Board Land Development Committee; and,

WHEREAS, there are instances in which the person (the “applicant”) submitting a subdivision or site plan application to the County is not the owner of the lands to be developed; and,

WHEREAS, in those instances, the Land Development Committee has found it helpful in the review of the subdivision and/or site plan applications to know if the landowners have consented to the development of their lands as proposed by the applicant; and,
WHEREAS, the current subdivision and site plan application forms do not make allowance for the owners of the subject lands to indicate on the forms their consent to the development of their lands as proposed by the applicant; and

WHEREAS, to obtain this information within the procedures prescribed in the Land Development Standards, the County Planning Board has proposed an amendment to the format of the subdivision and site plan application forms to provide for the owners of the subject lands to indicate on the forms their consent to the development of said lands as represented by the applicant; and,

WHEREAS, because the subdivision and site plan application forms are part of the Land Development Standards which were adopted by the Board of Chosen Freeholders, the proposed amendment to the application forms must be approved by the Board of Chosen Freeholders as an amendment to the Land Development Standards; and,

WHEREAS, said Resolution was amended by Resolution No. 86-139, adopted March 25, 1986 to add the "Development Review Fee Schedule" (Amendment No. 1) and by Resolution No. 89-581, adopted November 28, 1989 to provide the County Land Development Committee with pertinent information to facilitate its review of applications and to address thirty (30) day review period problem (Amendment No. 2) and by Resolution No. 94-335, adopted July 28, 1994 to add a new fee schedule (Amendment No. 3); and,

WHEREAS, an additional amendment is now necessary to require the property owner's signature on the application (Amendment No. 4); and,

WHEREAS, on October 13, 1999, the County Planning Board adopted County Planning Board Resolution No. 99-06 which requests the Board of Chosen Freeholders to approve this amendment to the Land Development Standards; now, therefore,
BE IT RESOLVED, that:

1. Resolution No. 98, adopted February 10, 1970, be and is hereby amended to allow for a requirement of the property owner’s signature on the form for subdivision and site plan application (Amendment No. 4).

2. The Board of Chosen Freeholders amends Section XI (the “Appendix”), pages 71 and 72, of the Mercer County Land Development Standards by amending the current subdivision and site plan application forms contained in said Land Development Standards to require the property owner’s signature on the application.

3. The Clerk to the Board shall forward two (2) certified copies of this Resolution to the Mercer County Planning Division for further processing.

[Signature]
MFR
[Title]
Clerk to the Board
AMEND RESOLUTION NO. 94-335, ADOPTED JULY 28, 1994 (AMENDMENT NO. 1) TO CORRECTLY REFERENCE RESOLUTION NO. 98

WHEREAS, the title in Resolution No. 94-335 incorrectly reads as "Amend Resolution No. 98-139, Adopted February 10, 1970..."; and,

WHEREAS, the title in Resolution No. 94-335 should read as "Amend Resolution No. 98, Adopted February 10, 1970..." now, therefore,

BE IT RESOLVED, that Resolution No. 94-335 is hereby amended to read in the title as follows: "Amend Resolution No. 98, Adopted February 10, 1970..." (Amendment No. 1); and,

BE IT FURTHER RESOLVED, that the Clerk to the Board shall forward two (2) certified copies of this Resolution to the Mercer County Planning Division.

RECORD OF VOTE

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<th>FREEHOLDER</th>
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<th>Nay</th>
<th>N.V.</th>
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X—Indicates Vote  Abs.—Absent  N.V.—Not Voting
Res.—Resolution Moved  Sec.—Resolution Seconded
AMEND RESOLUTION NO. 98-139, ADOPTED FEBRUARY 10, 1970 - AMENDMENT TO LAND DEVELOPMENT STANDARDS UPDATING THE FEE SCHEDULE FOR THE REVIEW OF SUBDIVISIONS AND SITE PLANS

WHEREAS, in accordance with the County Planning Enabling Act (R.S. 40:27-1 to 40:27-12 inclusive) the County Board of Chosen Freeholders did adopt on February 10, 1970, by Resolution No. 98, the "Land Development Standards" providing for the review of subdivisions and site plans by the County Planning Board; and,

WHEREAS, in recognition of increasing demands placed upon the County budget, the Board of Chosen Freeholders, on March 25, 1986, adopted Resolution 86-139 establishing a fee for review of both subdivisions and site plans consistent with the cost involved by County staff in these endeavors; and,

WHEREAS, County costs have increased significantly since the adoption of Resolution 86-139; and,

WHEREAS, said cost increases necessitate a revision of the fee schedule so as to maintain the aforementioned consistency; and,

WHEREAS, the County Planning Board has endorsed this Resolution at the July 13, 1994 meeting of that body; and,

WHEREAS, a Public Hearing has been held on the proposed amendment and all comments received have been considered; now, therefore,

RECORD OF VOTE

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X—Indicates Vote  Abs.—Absent  N.V.—Not Voting  Res.—Resolution Moved  Sec.—Resolution Seconded
BE IT RESOLVED, that:

1. Resolution No. 98, adopted February 10, 1970 establishing Land Development Standards of the County of Mercer be and is hereby amended by changing SECTION III PROCEDURE paragraph 6, Development Review Fee Schedule by removing the existing fee schedule and adding the following fee schedule:

<table>
<thead>
<tr>
<th>SUBDIVISION</th>
<th>FEES (1)</th>
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<tbody>
<tr>
<td>1. Minor (2)</td>
<td>$50 Administration Fee</td>
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<tr>
<td>2. Sketch (of Major) (3)</td>
<td>No Fee</td>
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<tr>
<td>3. Major, Preliminary</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>$100 &amp; $10 per building lot or dwelling unit</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>$100 &amp; $20 per building lot &amp; $2 per parking space</td>
</tr>
<tr>
<td>4. Major, Final</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>$100 per final plan</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>$100 per final plan</td>
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<tr>
<th>SITE PLAN</th>
<th>FEES (1)</th>
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<tbody>
<tr>
<td>1. Sketch (3)</td>
<td>No Fee</td>
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<td>2. Preliminary</td>
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<tr>
<td>Residential</td>
<td>$100 &amp; $10 per dwelling unit</td>
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<tr>
<td>Non-Residential</td>
<td>$100 &amp; $2 per parking space</td>
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<tr>
<td>3. Final</td>
<td>$25 Administration Fee</td>
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</tbody>
</table>

(1) Maximum fee: $2,000. Fee determination is based upon new or proposed lots, dwelling units or parking spaces.

(2) Subdivisions that are not to become "filed plans" in the County Clerk's office.
(3) Subdivisions and Site Plans to be reviewed in concept only - no application necessary.

(4) If not known at preliminary stage, parking assessment fee shall be paid when Final Plans/Site Plans are to be approved.

(5) The $25 Administration Fee would be charged only when the final approval is a separate application; dwelling units or parking space fee only applies to preliminary approval.

and,

BE IT FURTHER RESOLVED, that the fee schedule shall become effective August 8, 1994; and,

BE IT FURTHER RESOLVED, that the Clerk to the Board forward one (1) certified copy of this Resolution to the County Planning Division for processing.
AMEND RESOLUTION NO. 98, ADOPTED FEBRUARY 10, 1970 WHICH ESTABLISHED "MERcer COUNTY LAND DEVELOPMENT STANDARDS" TO APPROVE "STORM WATER MANAGEMENT AMENDMENT" AND "SUBDIVISION/SITE PLAN ADMINISTRATIVE PROCEDURES"

WHEREAS, in accordance with the County Planning Enabling Act (R.S. 40:27-1 to 40:27-12 inclusive) the County Board of Chosen Freeholders did adopt on February 10, 1970 by Resolution No. 98, the Land Development Standards providing for the review of subdivisions and site plans by the County Planning Board; and,

WHEREAS, by Resolution No. 86-395, adopted August 12, 1986 Mercer County authorized execution of a contract between the New Jersey Department of Environmental Protection and Mercer County for preparation of a Phase I Storm Water Management Plan, as required by the New Jersey Storm Water Management Act, P.L. 1981, c.32; and,

WHEREAS, by Resolution No. 87-268, adopted June 10, 1989 Mercer County authorized execution of a contract with Fellows, Read & Associates, Inc. for the preparation of a Storm Water Management Plan for Mercer County; and,

**RECORD OF VOTE**

<table>
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<tr>
<th>FREEHOLDER</th>
<th>Aye</th>
<th>Nay</th>
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X—Indicates Vote  Abs.—Absent  N.Y.—Not Voting  
Res.—Resolution Moved  Sec.—Resolution Seconded

Clerk to the Board

Date

November 28, 1989
WHEREAS, said Storm Water Management Plan is complete and constitutes "Storm Water Management Amendment" standards which are recommended by the Planning Board for adoption as part of the County Land Development Standards; and,

WHEREAS, the current subdivision and site plan submission requirements need greater clarification so as to provide the County Land Development Committee with pertinent information to facilitate its review of applications; and,

WHEREAS, there also exists a recurring problem with the current thirty (30) day review period for subdivision and site plan review; now, therefore,

BE IT RESOLVED, that:

Resolution No. 98, adopted February 10, 1970 entitled Mercer County, New Jersey Land Development Standards be and is hereby amended by the addition of the following, which are hereby made a part of this resolution:

A. Report entitled "Land Development Standards-Storm Water Management Amendment"; and,

B. Document entitled "Subdivision/Site Plan Administrative Procedures"; and,

BE IT FURTHER RESOLVED, that the Clerk of the Board be and is hereby directed to forward a copy of this resolution to the Mercer County Planning Board for administration of the Standards.

I hereby certify this to be a true copy of the original.

Clifford H. Forster
Clerk to the Board
COUNTY OF MERCER, NEW JERSEY

RESOLUTION NO. 86—

Approved as to Form and Legality

Date

March 25, 1986

County Counsel

AMEND RESOLUTION NO. 98, ADOPTED
FEBRUARY 10, 1970 - AMENDMENT TO
LAND DEVELOPMENT STANDARDS ESTABLISHING
A FEE SCHEDULE FOR THE REVIEW OF
SUBDIVISIONS AND SITE PLANS

WHEREAS, in accordance with the County Planning Enabling Act
(R.S. 40:27-1 to 40:27-12 inclusive) the County Board of Chosen
Freeholders did adopt on February 10, 1970 by Resolution No. 98,
the Land Development Standards providing for the review of
subdivisions and site plans by the County Planning Board; and,

WHEREAS, in recognition of the increasing demands placed on
the County budget, the County now finds it desirable to charge a
fee for the review of subdivisions and site plans consistent with
the cost involved with said review; now, therefore,

BE IT RESOLVED, that:

1. Resolution No. 98, adopted February 10, 1970
covering Land Development Standards of the
County of Mercer be and is hereby amended by
the addition of the following to SECTION III
PROCEDURE:

6. Development Review Fee Schedule
Applications for development review by the
County Planning Board shall include payment
by check or money order, payable to the "County
of Mercer" in accordance with the following
schedule:

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<tr>
<th>FREEHOLDER</th>
<th>Aye</th>
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Clerk to the Board

X—Indicates Vote
Abs.—Absent
N.V.—Not Voting
Res.—Resolution Moved
Sec.—Resolution Seconded
# Resolution 86-189

## Fee Schedule

### Subdivision

1. Minor
2. Sketch (of Major)
3. Major - Preliminary
   - Residential
   - Non-Residential
4. Major-Final
   - Residential & Non-Residential

### Site Plan

1. Sketch
2. Preliminary
   - Residential
   - Non-Residential
3. Final

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<th>Fee Description</th>
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<tr>
<td>Administration Fee</td>
<td>$15</td>
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<tr>
<td>No Fee</td>
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<tr>
<td>$50 + $5 per building lot or dwelling unit</td>
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<td>$50 + $10 per building lot + $1 per parking space</td>
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<td>Space required to ordinance or proposed.</td>
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<td>$25 per final plan</td>
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<td>No Fee</td>
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<tr>
<td>$50 + $5 per dwelling unit</td>
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<td>$50 + $1 per parking space</td>
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<td>$15 Administration Fee</td>
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</table>
(1) Maximum fee - $1,000. Fee determination is based upon new or proposed - lots/dwelling units or parking spaces.

(2) Subdivisions that are not to become "filed plans" in the County Clerk's Office.

(3) Subdivisions & Site Plans to be reviewed in concept only - no application necessary.

(4) The $15. Administration fee would be charged only when the final approval is a separate application - (Dwelling or Parking Space fee only applies to Preliminary Approval).

(5) If not known at preliminary stage, parking assessment fee may be paid when Final Plans/Site Plans are to be approved.

and,

2. The Fee Schedule shall become effective April 1, 1986.

3. The Clerk to the Board shall forward one certified copy of this Resolution to the County Planning Division for Administration.

Thereby certify this to be a true copy of the original.

[Signature]

Clerk to the Board
WHEREAS, the State of New Jersey has amended its County and Regional Planning Enabling Act (R.S. 40:27-1 to 40:27-12 inclusive) to broaden and improve the powers of the County Planning Board relative to the review and approval of local land subdivisions and site development plans, following adoption of appropriate standards for said review and approval by the County; and

WHEREAS, Mercer County is desirous of exercising greater control of land subdivision and site development within the County as it affects County development plans; now, therefore

BE IT RESOLVED, that the Mercer County Board of Chosen Freeholders does hereby adopt as part of this resolution the report entitled "The Land Development Standards of the County of Mercer, New Jersey", including the following sections as amended: Section III, 1.A; Section IV, 7.B.4 (a); and Section IV, 7.E.1); the same as prepared by the Mercer County Department of Highways, Bridges, Engineering and Planning (now known as the Department of Public Works and Buildings and the Department of Planning and Economic Development), and dated October 1969; and

BE IT FURTHER RESOLVED, that the Clerk of this Board be and he is hereby directed to forward a copy of this resolution to the Mercer County Planning Board for administration of the Standards.

By: Mr. Black

Date Adopted February 10, 1970

[Signature] Clerk
The Land Development Standards of the County of Mercer, New Jersey

February 10, 1970
Amended: March 25, 1986
November 28, 1988
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<td>7. Drainage: See also &quot;Storm Water Management Amendment&quot;</td>
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### SECTION

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<td>EFFECTIVE DATE</td>
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<td>XI.</td>
<td>APPENDIX</td>
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| 1.     | Site Plan Application        |
| 2.     | Subdivision Application      |
SECTION I. TITLE, PURPOSE, AND APPROVING AGENCY

1. Short Title

This resolution shall be known and may be cited as:

"The Land Development Standards of the County of Mercer, New Jersey."

2. Purpose

The purpose of this resolution shall be to provide rules, regulations and standards to guide the subdivision of land affecting County roads or drainage facilities, and to guide the design of development along County roads in the County of Mercer, New Jersey, in order to promote the public health, safety, convenience and general welfare of the County.

3. Approving Agency

The approval provisions of this resolution shall be administered by the Planning Board of the County of Mercer in accordance with the New Jersey County and Regional Planning Enabling Act (L. 1935, c. 251 as amended and supplemented).
SECTION II. DEFINITIONS

1. **Abutting County Road**

   Any existing or proposed County road shown on the adopted County Master Plan or Official County Map which adjoins a lot or parcel of land submitted for approval under this resolution.

2. **Adverse Drainage Condition**

   The absence or inadequacy of drainage facilities or drainage easements in a drainage way leading to, along, or through a County road or County drainage structure, either within or exterior to a proposed development including facilities of such location, size, design, construction or condition which will not provide adequately for storm drainage; or which will cause either flooding, erosion, silting or other damaging effects to a County road or County drainage structure; or threatens to damage property as a result of storm drainage from, along or through a County road or County drainage structure.

3. **Agricultural Purposes**

   Farming and related pursuits not including the erection, alteration, enlargement, occupancy or use of any building designed for or suitable for residential occupancy.

4. **Bridge**

   A structure usually having a clear span in excess of twenty (20) feet with an unpaved channel bottom designed to convey vehicles and/or pedestrians over a water course, railroad or public right of way.
5. **County Master Plan - or Master Plan**

   A composite of the Master Plan for the physical development of the County, with the accompanying maps, plats, charts and descriptive and explanatory matter adopted by the County Planning Board pursuant to Revised Statute 40:27-2.

6. **Culvert**

   A structure having a paved channel bottom designed to convey a water course under a public right of way, not incorporated in a closed drainage system, and usually having a clear span of twenty (20) feet or less.

7. **Dedication for County Road Purposes**

   A dedication of land to the County for the purpose of installation of utilities, construction, reconstruction, widening, or improving a County road including the repair and maintenance of the County road and the construction, reconstruction or alteration of facilities related to the safety, convenience or carrying capacity of the County road including drainage facilities and traffic control devices.

8. **Development**

   Means the subdivision of land, the preparation of site plans, or any activity by a developer, involving the subdivision of land or the improvement of a property, which requires review and approval by the County of Mercer in accordance with this resolution and the New Jersey County and Regional Planning
Enabling Act (L. 1935, c. 251 as amended and supplemented).

9. **Developer**

Any individual, owner, firm, association, syndicate, co-partnership or corporation having sufficient proprietary interest in the land sought to be subdivided or in the development requiring site plan review to commence and maintain proceedings to subdivide or construct the same under applicable Municipal Ordinances and this resolution, for himself or for others.

10. **Drainage Right of Way or Drainage Easement**

The land required for the installation or maintenance of storm water sewers or drainage ditches, or required along a natural stream or water course for preserving the channel and providing for the flow therein to safeguard the public against flood damage in accordance with Chapter One of Title 59 of the Revised Statutes 40:55-1.20.

11. **Final Plat**

The final map of all or a portion of a subdivision meeting all of the conditions established by the County Planning Board in granting tentative approval to the subdivision.

12. **Land Development Committee**

A committee established by resolution of the Mercer County Planning Board, consisting of at least three (3) members, in-
cluding the County Engineer and Planning Director, appointed by the Chairman to review and approve subdivisions and site plans and acting in behalf of the Mercer County Planning Board in administering the provisions of this resolution.

13. **Loading Area**
A yard or designated area, with passenger automobile parking prohibited, for the sole purpose of loading and unloading vehicles and the accompanying vehicle maneuvering area.

14. **Lot**
A parcel or portion of land legally separated from other parcels or portions by description as on a subdivision of record or survey map or by metes and bounds for the purpose of sale, lease or separate use.

15. **Maintenance Bond**
Any security that is acceptable to the County Counsel to assure the maintenance of approved installations by developers for a period of two (2) years after release of developer's performance guarantee with respect to such improvements.

16. **New Building Lot**
Any lot being created by a subdivision upon which one or more principal buildings or structures could be erected.
under the provisions of the municipal zoning ordinance
in the municipality in which said lot is located.

17. **Official County Map**

Means the map, with changes and additions thereto,
adopted and established, from time to time, by resolution
of the Board of Chosen Freeholders of the County pursuant
to Revised Statutes 40:27-5.

18. **Owner - See Developer.**

19. **Parking Area**

An open, off-street land area, including parking spaces
and access and egress drives or aisles, used for the parking
of automobiles or other vehicles.

20. **Performance Guarantee**

Means any security approved by the County Counsel which
may be accepted in lieu of a requirement that certain im-
provements be made before the County Planning Board grants
Final Approval to a subdivision or site plan.

21. **Preliminary Plat**

The preliminary map indicating the proposed layout of the
subdivision showing or being accompanied by all of the
information required under Plat Details for Preliminary Plats.

22. **Sight Triangle**

A triangular shaped easement established at intersections
in accordance with the requirements of this resolution,
in which nothing shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of two (2) feet and ten (10) feet above the center line grade of either street. The County shall have the right of entry to remove any obstruction to vision within the sight easement area not conforming to the standards of this definition, following due notice to the property owner.

23. **Structure**

Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having permanent location on the ground, including buildings, fences, tanks, towers, carports, impervious pavements, and the curbing and other appurtenances for vehicular parking, circulation, loading, display or storage.

24. **Siltation Basin**

A temporary facility, designed in accordance with the standards of this resolution, to collect silt and eroded soil resulting from grading the area of a development, for the purpose of limiting the deposit of silt and eroded soil in streams and brooks.

25. **Site Plan**

Means a plan of an existing lot or plot or a subdivided lot on which is shown topography, location of all existing
and proposed buildings, structures, drainage facilities, streets, rights of way, easements, parking areas, together with any other information required by and at a scale specified by this resolution.

26. Sketch Plat
The sketch map of a subdivision of sufficient accuracy to be used for the purpose of discussion and meeting the requirements for Sketch Plat Details under this resolution.

27. Street
Means any street, avenue, boulevard, road, lane, parkway or freeway which is an existing State, County or Municipal roadway, or a street or way showing upon a plat heretofore approved pursuant to law and includes the land between the right of way lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, curbs, sidewalks, parking areas and other areas within the right of way lines.

28. Subdivider - Same as Developer

29. Subdivision
The division of a lot, tract or parcel of land into two (2) or more lots, sites or other divisions of land for the purpose, whether immediate or future, of sale, lease, or building development. The following divisions shall not be considered subdivisions: Divisions of land for agricultural
purposes where the resulting parcels are three (3) acres or larger in size; Divisions of land by testamentary or intestate provisions, or divisions of land upon court order. "Subdivision" also includes resubdivision, and where appropriate to the context, relates to the process of subdividing or to the lands or territory divided.

30. Subdivision Application

Means the application for approval of a subdivision pursuant to the "Municipal Planning Act" (1953) (P.L. 1953, c.433) (c. 53-1) et seq. as amended and supplemented or an application for approval of a planned unit development pursuant to the "Municipal Planned Unit Development Act" (1967) (P.L.1967, c. 61) (c. 40:55-54 et seq.), as amended and supplemented.

31. Water Course

Any natural swale, stream, brook or river which is the natural course of storm or running water through which water flows ordinarily and frequently but not necessarily continuously. This definition includes water courses which have been artificially treated, realigned or improved.
SECTION III PROCEDURE

1. General Regulations

   A. All proposed subdivision of land shall be submitted to the County Planning Board for review. Where proposed subdivisions front on an existing or proposed County road, or affect drainage facilities, approval of the County Planning Board shall be required in accordance with this resolution. Site plans for land development along County roads or plans which will result in one (1) acre or more of total impervious area shall be submitted for review and approval by the County Planning Board prior to approval of a building permit and/or site plan by the appropriate municipal approving authorities. Subdivision of land applications include all sketch, preliminary and final plans for both major and minor subdivisions as classified locally. Site plan or building permit applications include applications for any proposed land development including commercial, industrial, multi-family structures containing five or more units or any land development requiring off-street parking area or off-street standing area for an excess of five

-10- (2/70) (11/89)
vehicles, or producing surface runoff in excess of 30 percent. Site plans are not required for the following uses but developers of such uses are urged to consult with the County Planning Board concerning these proposed developments; residential uses containing less than five (5) units and other land developments providing five (5) or less vehicle parking spaces.

Subdivision/Site Plan Administrative Procedures

The application, subdivision/site plan, (attached see pp. 71,72) must be COMPLETED as appropriate or a respective application will be deemed incomplete. The information necessary to perform this task is indicated on the reverse side of each application.

In addition to a completed application form the following must be submitted: All MAJOR subdivision/site plan applications requiring County review shall include:

-Two (2) copies of subdivision/site plan

-One (1) copy of storm drainage calculations and

-10A—(11/89)
sufficient drainage plans to complete a storm drainage review

- A traffic study for all projects that would generate 250 peak hour trips (ingress and/or egress) or having greater than fifty (50) parking places

- Applications for FINAL site plan (if required locally) should include two (2) copies of the subdivision plan

All MINOR subdivision applications (to be recorded by deed) shall include an application fee and two (2) copies of the subdivision plan. Note: the definition of a "minor" subdivision is a minor subdivision as defined by local ordinances.

ALL applications will be reviewed for completeness on the second Thursday of each month, which day will also constitute the beginning of the thirty (30)-day review period.

B. If the County Planning Board fails to report to the approving municipal authority within thirty (30) days of an application being deemed complete, said subdivision, site plan or building permit application shall (continued on next page)

-10B- (11/89)
be deemed to have been approved by the County Planning Board unless an extension is granted. An extension may be granted for an additional thirty (30) day period upon mutual agreement between the County Planning Board and the municipal approving authority, with approval of the applicant.

C. Subdivision applications of sketch, preliminary and final plats and site plans shall be submitted to the County Planning Board by the Municipal Official designated to receive such applications on behalf of the municipal approving authority, or they may be submitted by the developer who shall be required to sign a statement to the effect that the plat or plan has been duly filed with the appropriate Municipal Official.

D. The action taken by the County Planning Board on all subdivisions and site plans shall be duly set forth in writing with a copy of said report to be submitted to the approving municipal authority and the developer. Said report shall set forth all conditions required for County approval and if disapproved, all reasons for said disapproval.

E. When approval is granted, no changes or alterations shall be made in any portion of the approved plan over which the County Planning Board has approval power without approval of the said change by the County Planning Board.
F. The County Planning Board may, by the adoption of an appropriate resolution vest its power to review and approve plans in a Land Development Committee.

G. Any subdivision plan or site plan approved by the County Planning Board under the terms of this resolution shall be valid for the same period of time as the municipal approval.

H. Any and all monies received by the County to insure performance and to meet the requirements established for subdivisions or site plans under this resolution shall be paid to the County Treasurer who shall provide a suitable depository therefor. Such funds shall be used only for County roads or County drainage facilities for which they are deposited unless such projects are not initiated for a period of ten (10) years from time of posting such funds, at which time said funds shall be transferred to the General Fund of the County.

I. The developer or his agents shall assume full liability during construction and until the release of his performance or maintenance guarantee for any improvements required by the County Planning Board.

2. Sketch Plat Submission Requirements
   A. See Section III, Procedures.
B. Minimum sketch plat details required for review by the County Planning Board are as follows:

1) A key map showing the entire subdivision and its relation to surrounding areas.

2) The sketch plat shall be based on tax map information or some other similarly accurate base at a scale not less than two hundred (200) feet to the inch to enable the entire tract to be shown on one sheet.

3) The location of that portion which is to be subdivided in relation to the entire tract.

4) All existing structures within the portion to be subdivided and within two hundred (200) feet thereof.

5) The name of the owner and all adjoining property owners as disclosed by the most recent Municipal tax records.

6) The tax map sheet, block and lot numbers.

7) All existing and proposed streets or roads within or adjoining the proposed subdivision with the right of way widths clearly indicated.

8) All proposed lot lines and lot lines to be eliminated by the proposed subdivision shall be clearly indicated.

9) The location, size and direction of flow of all streams, brooks, drainage structures and drainage ditches in the area to be subdivided or within two hundred (200) feet of the subdivision.
10) The location and width of all existing and proposed utility easements in the area to be divided.

11) North arrow.

12) Scale of the plat.

13) Acreage of the entire tract and the area subdivided.

14) The number of new lots created.

15) Name and address of owner, subdivider and person preparing plat.

C. Subdivisions abutting a County road containing not more than three (3) lots, the plat shall be accompanied by a deed or easement for County road purposes in conformance with the standards for the County road established in the adopted County Master Plan or Official map.

D. Within thirty (30) days of an application being deemed complete the County Planning Board shall take one of the following actions:

1) Review the subdivision and offer comments relating to County standards and requirements or suggestions for modifications or changes to be incorporated on the preliminary plat.

-14- (11/89)
2) Approve said subdivision if the subdivision contains no new streets, does not abut a County road, does not create an adverse drainage condition, as determined by the County Engineer, and does not result in more than three (3) lots.

3) When said subdivision abuts a County road and meets the requirements for right of way under the adopted County Master Plan or Official Map, and does not involve new streets or result in more than three (3) lots or result in an adverse drainage condition, approval shall be granted.

4) Disapprove the subdivision, stating reasons for said disapproval.

5) Grant Conditional Approval.

3. Preliminary Plat Submission Requirements

A. See Section III, Procedures.

B. The County Planning Board shall submit a copy of the preliminary plat to the County Engineer for an engineering evaluation of the subdivision in accordance with the standards and criteria established in this resolution. The County Planning Board shall not act on a preliminary plat until the report from the County Engineer’s office is

-15- (9/69) (11/89)
received, containing recommendations for County requirements and the amount of performance guarantees, maintenance bonds, payments in lieu of County road improvements, and proportionate share of future installation of drainage facilities as estimated by the County Engineer.

C. All preliminary plats and accompanying drawings shall be of a (continued, p. 16)
size to conform with the specifications of the Map Filing Act.

Minimum preliminary plat details required for acceptance are as follows:

1) A key map showing the entire subdivision and the proposed street pattern in the area to be subdivided and the relationship of the tract to the surrounding area.

2) The name of the subdivision, the Municipal tax map sheet, block and lot number, date, reference meridian and scale.

3) The subdivision shall have clearly indicated on it the following information:
   a. Name and address of the subdivider and owner.
   b. Name and address of the person who prepared the map.
   c. Acreage of tract to be subdivided to the nearest tenth of an acre.
   d. Any development names previously associated with the application.

4) The location of existing and proposed property lines, building setback lines from streets, existing buildings and structures with an indication of whether they will be retained or removed and the location and extent of wooded areas.

5) The plat shall show or be accompanied by profiles and cross sections of proposed streets within the subdivision and existing streets and highways abutting the subdivision. The typical cross section of streets
shall clearly indicate the type and width of pavement and location of curb, location of sidewalks and shade tree planting strips. At intersections, any existing or proposed sight triangles and the radius of curb lines shall be clearly indicated.

6) Contours at two (2) foot intervals. All contour lines shall be referenced to the New Jersey Geodetic Control Survey Datum.

7) All existing water courses shall be shown and accompanied by the following information or data:

a. When a brook or stream is proposed for alteration, improvement or relocation or when a drainage structure is proposed on a running stream, with a drainage area of one half square mile or greater, evidence of submission of the improvement to the New Jersey Division of Water Policy and Supply shall accompany the subdivision.

b. Cross sections of water courses at an appropriate scale showing extent of flood plain, (if defined), top of bank, normal water level and bottom elevations at the following locations.

(1) At any point where a water course crosses a boundary of the subdivision.
(2) At fifty (50) foot intervals for a distance three hundred (300) feet upstream and downstream of any existing or proposed culvert or bridge within or adjacent to the subdivision.

(3) Immediately upstream and downstream of any point of juncture of two or more water courses.

(4) At one hundred (100) foot intervals along all water courses which run through or adjacent to the subdivision.

c. When ditches, streams, brooks or water courses are to be altered, improved or relocated the method of stabilizing slopes and measures to control erosion and siltation shall be shown on the plan or accompany it.

d. The boundaries of the flood plains of all water courses within or adjacent to the subdivision (if defined).

e. Profile of stream bed three hundred (300) feet upstream and downstream from property limits of development.

8) The total acreage in the drainage basin of any water course running through or adjacent to a subdivision in the area upstream of the subdivision.
9) The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage in the subdivision which drains to the structure.

10) The location and extent of drainage and conservation easements and stream encroachment lines.

11) The location, extent and water level elevation of all existing or proposed lakes or ponds within or adjacent to the subdivision.

12) The preliminary plat shall show or be accompanied by plans and computations for any storm drainage systems including the following:
   a. All existing or proposed storm sewer lines within or adjacent to the subdivision showing size and profile of lines, direction of flow and the location of each manhole and inlet.
   b. The location and extent of any proposed dry wells, ground water recharge basins, retention basins or other water conservation devices.

13) The preliminary plat shall show or be accompanied by plans showing existing and proposed sanitary sewerage facilities serving the subdivision including the following:
   a. Location, size and slope of all sanitary sewer lines, pumping stations, and connections to existing facilities.
b. Location of any proposed sanitary sewage treatment plants.

14) The preliminary plat shall show or be accompanied by plans showing the size and location of all water mains.

15) Identification of lands to be dedicated or reserved for public use.

16) The location of any other underground utilities and the easements to accommodate them shall be clearly indicated on the plan.

Note: After Preliminary Approval and prior to consideration of the final plat, detailed plans and specifications for all proposed culverts and bridges which may become structures under County jurisdiction or improvement to existing County culverts or bridges shall be submitted to the County Planning Board for review and approval of the County Engineer's office. The plans shall also be accompanied by the permit of the Division of Water Policy and Supply indicating their approval of the proposed facility.

D. Within thirty (30) days of an application being deemed
complete by the County Planning Board, one of the following actions shall be taken:

1) Approve the subdivision if the subdivision does not affect an existing or proposed County Road, or create an adverse drainage condition, and offer any constructive comments for municipal consideration relating to planning matters.

2) Approve or Conditionally Approve the subdivision if it affects an existing or proposed County Road or creates an adverse drainage condition.

3) Disapprove the subdivision stating reasons for said disapproval.

4. Final Plat Submission Requirements

A. See Section III, Procedure. Further, before consideration of a final subdivision plat, the developer will have installed the improvements specified in granting approval for the preliminary plat by the County Planning Board, or the posting of adequate performance guarantees, to assure the installation of the required improvements. The developer shall also submit any required payments in lieu of improvements to County roads or proportionate
share for the future installation of County drainage facilities. All payments in lieu of improvements shall be in the form of certified checks. Any monies or guarantees received by the County shall not duplicate or other guarantees required by Municipalities for Municipal purposes.

B. At least two (2) prints of final plats shall be submitted to the County Planning Board with a copy of the Municipal application form. (Continued, next page.)
C. Minimum plat details required for acceptance of a final plat by the County Planning Board

1) Plat must be drawn in conformance with the provision of the Map Filing Act and contain all the requirements for drainage easements, encroachment lines, sight triangles at intersections and new or additional rights of way or easements for County roads, as shown on the approved Preliminary Plat.

2) The final plat shall provide for the endorsement thereon, a certificate of County Planning Board approval as follows:

   Approved by the Mercer County Planning Board on __________.

   ____________________________
   Planning Director

   ____________________________
   Recording Secretary

D. Within thirty (30) days of an application being deemed complete the Planning Director or an alternate representative designated to act in the absence of the Planning Director by the County Planning Board will take one of the following actions of the Final Plat.

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1) Approve the subdivision if it does not involve County requirements.

2) Approve the subdivision if all the preliminary plat conditions and requirements have been met and the map does not contain substantial revisions, as determined by the County Planning Board, affecting County requirements.

Note: If substantial revisions are incorporated on the final plat which affect or could affect County requirements, a revised preliminary plat shall be submitted to the County Planning Board for processing as a new preliminary plat.

3) Disapprove the subdivision stating reasons for said disapproval.

E. The action taken on the final plat shall be recorded on the tracing and cloth copy duplicate to be filed in the County Clerk's Office. When they are presented at the County Planning Board office, the County Planning Director shall sign the plat or in his absence, an alternate representative designated by the County Planning Board.

5. Site Plan Submission Requirements

A. See Section III, Procedure. (Continued on next page.)

-23- (9/69) (11/89)
B. Any site plan presented to the County Planning Board
shall be drawn at a scale not smaller than one inch
equals fifty feet and not larger than one inch equals
ten feet, except that plans for land developments that
will occupy sites of more than forty (40) acres may be
drawn in accordance with the following table:

<table>
<thead>
<tr>
<th>Area</th>
<th>Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>between 40 and 150 acres</td>
<td>1&quot; = 100'</td>
</tr>
<tr>
<td>over 150 acres</td>
<td>1&quot; = 200'</td>
</tr>
</tbody>
</table>

C. Any site plans shall include and show the following inform-

ation with respect to the subject lot or lots:

1) The sizes of all maps and plans of any proposed land
development shall be consistent with the sizes per-
mitted under Chapter 141 of the laws of 1960 known as
the New Jersey Map Filing Act as follows:

2 1/2 x 13 inches
15 x 21 "
24 x 36 "
30 x 42 "

2) The name and address of the developer and the name,
address and title of the person preparing the plan, maps
and accompanying data, including appropriate title.

3) The municipal tax map lot and block numbers of the
lot or lots, including a key location map.

4) A date, scale, and north arrow on any map.

5) The zone district in which the lot or lots are located.
6) All existing and proposed setback dimensions, landscaped areas, trees over six inch caliper, and fencing within one hundred (100) feet of any existing or proposed County road right of way line.

7) All existing and proposed signs and lighting standards, utility poles and their size, type construction, and location within twenty-five (25) feet of any existing or proposed County road right of way line.

8) The existing and proposed principal building or structure and all accessory buildings or structures, if any, and finished grade elevations at all corners of said buildings.

9) Existing topography based on New Jersey Geodetic Control Survey Datum and proposed grading with a maximum of two foot contour intervals.

10) The location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities, plus all required design data including storm drainage calculations, existing or proposed facility to handle future storm flows.

11) The location, type and size of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof and all off-
street loading areas, together with the dimensions of all the foregoing on the site in question and within one hundred (100) feet of said site.

12) The location, size and nature of all existing and proposed rights of way, easements and other encumbrances which may affect the lot or lots in question, and the location, size and description of any lands to be dedicated to a municipality or to the County of Mercer.

13) The location, size and nature of the entire lot or lots in question, and any contiguous lots owned by the applicant or in which the applicant has a direct or indirect interest, even though only a portion of the entire property is involved in the site plan for which approval is sought; provided, however, that where it is physically impossible to show such entire lot or lots or contiguous lots on one map, a key map thereof shall be submitted.

14) The location, names and widths of all existing and proposed streets, including cross sections and profiles, abutting the lot or lots in question and within two-hundred (200) feet of said lot.

15) Any and all other information and data necessary to meet any of the requirements of this resolution not listed above, or as required by the County Planning Board or County Engineer.
D. Within thirty (30) days of the receipt of a site plan by the County Planning Board one of the following actions shall be taken:

1) Approve the site plan if the site plan does not affect an existing or proposed County road, or create an adverse drainage condition, and offer any constructive comments for Municipal consideration relating to planning matters.

2) Approve or conditionally approve the site plan if it affects an existing or proposed County road or creates an adverse drainage condition.

3) Disapprove the site plan, stating reasons for said disapproval.

6. Development Review Fee Schedule

Applications for development review by the County Planning Board shall include payment by check or money order, payable to the "County of Mercer" in accordance with the following schedule:
# Mercer County, New Jersey Fee Schedule

Using the schedule below, determine the appropriate fee and make check payable to: County of Mercer and forward along with appropriate application and plans to:

Mercer County Planning Board  
County Administration Building  
P.O. Box 8068  
Trenton, New Jersey 08650-0068

For both Site Plans and Subdivisions, the fee determination is based upon new or proposed lots/dwelling units or parking spaces.

## Subdivision

<table>
<thead>
<tr>
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<th>FEES (1)</th>
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<tbody>
<tr>
<td>1.</td>
<td>Minor (2)</td>
<td>$50 Administration Fee</td>
</tr>
<tr>
<td>2.</td>
<td>Sketch (of Major) (3)</td>
<td>No Fee</td>
</tr>
</tbody>
</table>
| 3. | Major, Preliminary | $100 & $10 per building lot or dwelling unit  
Non-Residential | $100 & $20 per building lot  
& $2 per parking space required by ordinance or proposed (4) |
| 4. | Major, Final | $100 per final plan  
Residential  
Non-Residential | $100 per final plan |

## Site Plan

<table>
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<tr>
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<th>FEES (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Sketch (3)</td>
<td>No Fee</td>
</tr>
</tbody>
</table>
| 2. | Preliminary | $100 & $10 per dwelling unit  
Residential  
Non-Residential | $100 & $2 per parking space |
| 3. | Final | $25 Administration Fee (5) |

(1) Maximum fee: $2,000. Fee determination is based upon new or proposed lots, dwelling units or parking spaces.

(2) Subdivisions that are not to become 'filed plans' in the County Clerk's office.

(3) Subdivisions and Site Plans to be reviewed in concept only - no application necessary.

(4) If not known at preliminary stage, parking assessment fee shall be paid when Final Plans/Site Plans are to be approved.

(5) The $25 Administration Fee would be charged only when the final approval is a separate application; dwelling units or parking space fee only applies to preliminary approval.
## SUBDIVISION

<table>
<thead>
<tr>
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<th>FEES (1)</th>
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<tbody>
<tr>
<td>1. Minor (2)</td>
<td>$15 Administration Fee</td>
</tr>
<tr>
<td>2. Sketch (of Major) (3)</td>
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</tr>
<tr>
<td>3. Major - Preliminary</td>
<td>$50 + $5 Per Building Lot or Dwelling Unit</td>
</tr>
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<td></td>
<td>$50 + $10 Per Building Lot + $1 Per Parking Space Required by Ordinance or proposed. (5)</td>
</tr>
<tr>
<td>4. Major-Final</td>
<td>Residential &amp; Non-Residential $25 Per Final Plan</td>
</tr>
</tbody>
</table>

## SITE PLAN

<table>
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<tr>
<th></th>
<th>FEES (1)</th>
</tr>
</thead>
<tbody>
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<tr>
<td>2. Preliminary</td>
<td>Residential $50 + $5 Per Dwelling Unit</td>
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<tr>
<td></td>
<td>Non-Residential $50 + $1 Per Parking Space</td>
</tr>
<tr>
<td>3. Final (4)</td>
<td>$15 Administration Fee</td>
</tr>
</tbody>
</table>

(1) Maximum fee - $1,000. Fee determination is based upon new or proposed lots/dwelling units or parking spaces.
(2) Subdivisions that are not to become "filed plans" in the County Clerk's office.
(3) Subdivisions & Site Plans to be reviewed in concept only - no application necessary.
(4) The $15 Administration fee would be charged only when the final approval is a separate application - (Dwelling or Parking Space fee only applies to Preliminary Approval)
(5) If not known at preliminary stage, parking assessment fee may be paid when Final Plans/Site Plans are to be approved.
SECTION IV  DESIGN STANDARDS

1. General

The design of any development shall conform to the proposals and standards contained in the adopted County Master Plan or Official County Map for County roads and drainage facilities and the standards and requirements contained in this resolution, as amended and supplemented.

2. Streets

A. The right of way requirements for existing and proposed County roads shall conform with the classification of County roads contained in the adopted County Master Plan or Official Map and the improvements as defined on the diagram of "Cross Section Requirements", (Fig.1 & Fig.2).

B. Where developments abut County roads and marginal roads or reverse frontage are provided, the improvements to the County road shall include the following:

1) Drainage facilities made necessary by the construction of the development.

2) Uniform grading of the additional right of way for County road purposes with a minimum slope of one quarter (1/4) inch per foot toward the pavement of the County road. Top soil shall be uniformly distributed over the graded area and the area seeded or sodded.
Figure 1 - CROSS SECTION REQUIREMENTS
TWO LANE SECONDARY ARTERRIAL
FAIRLY LOW VOLUMES — LOW DENSITY AREAS — COUNTY OWNS ENTIRE RIGHT-OF-WAY

SECONDARY ARTERRIAL MARGINAL ROADS NOT NECESSARY OR NOT POSSIBLE
FOUR LANES — NO PARKING
MEDIUM VOLUMES — BUILT-UP AREAS — MEDIUM DENSITY — LOW TO MEDIUM SPEED — COUNTY OWNS ENTIRE RIGHT-OF-WAY

NOTES:
1. IF THERE IS REVERSE FRONTAGE, B NO SIDEWALKS, USE MOUNTABLE CURBS
2. IF THERE ARE SIDEWALKS, USE NON-MOUNTABLE CURBS
3. TWO 12' FOOT OFFSET MAY BE REQUIRED ON EITHER SIDE OF ROAD IN ANTICIPATION OF FUTURE WIDENING OF ROAD ON OPPOSITE SIDE
   BY FOUR 16' FEET AND PROVISION OF MEDIAN BARRIER, REQUIRING FOUR 16' FEET IN CENTER OF ROAD
4. CURBS WILL BE INSTALLED WHEN COUNTY OFFICIALS DEEM IT NECESSARY
5. CATCH BASINS TO BE OFFSET 2' FROM CURB LINE
6. SHOULDERS TO BE STABILIZED AND IMPROVED TO THE COUNTY ENGINEERS SPECIFICATIONS DEPENDING ON AREA CONDITIONS
FIGURE 2 CROSS SECTION REQUIREMENTS
STANDARD SECONDARY ARTERIAL, FOUR LANES

BUILT WITH MARGINAL ROADS — HIGH VOLUMES — BUILT-UP AREAS — RESIDENTIAL OR COMMERCIAL AREAS ABUTTING — MEDIUM TO HIGH DENSITY AND WILL ACCOMMODATE HIGH COMMERCIAL CONCENTRATION

NOTES
1. OUTSIDE SEPARATION ALLOWS SPACE FOR A LEFT TURN LANE
2. IN COMMERCIAL AREAS MARGINAL ROAD MAY BE INCLUDED AS PART OF THE INTERNAL CIRCULATION TO AND FROM THE PARKING AREA
3. 2 OFFSET MAY BE REQUIRED ON EITHER SIDE OF ROAD IN ANTICIPATION OF FUTURE WIDENING OF ROAD ON OPPOSITE SIDE BY FOUR (4) FEET AND PROVISION OF MEDIAN BARRIER, REQUIRING FOUR (4) FEET IN CENTER OF ROAD

SPECIAL PURPOSE SECONDARY ARTERIAL

2 LANE ROAD WITH SHOULDERS, WHICH MAY BE WIDENED TO 4 LANES, INCLUDING A 25' MEDIAN — COUNTY OWNS ENTIRE RIGHT OF WAY

NOTES
4. IF THERE IS NO REVERSE FRONTAGE AND NO SIDEWALKS, USE MOUNTABLE CURBS
5. IF THERE ARE SIDEWALKS, USE NON-MOUNTABLE CURBS
6. CURBS WILL BE INSTALLED WHEN COUNTY OFFICIALS DEEM IT NECESSARY
7. DRAIN BASINS TO BE OFFSET 2 FROM CURB LINE
3) Curbs for a distance of two hundred (200) feet from the curb return each side of any new road connecting with a County road located in accordance with the requirements of this resolution. In addition to the two hundred (200) feet of curb each side of the intersection, a transition of the curb to within a maximum of one (1) foot off the existing pavement or shoulder shall be provided. The transition shall be at a uniform rate of ten (10) feet of curb for each foot of offset from the existing pavement or shoulder.

4) The area between the existing pavement and new curb shall be improved in accordance with the specifications of the diagram of "Cross Section Requirements" which is a part of this resolution.

C. Developments that adjoin or include existing County roads that do not conform to widths as shown on the adopted County Master Plan or Official Map shall dedicate additional width along either one or both sides of said road as required by this resolution.

D. When subdivisions result in lots abutting County roads which are classified as primary or secondary arterials, one of the following shall be required:

1) A marginal service road where a subdivision has more than one thousand (1,000) feet of frontage on one side of a County road, or
2) The frontage shall be reversed so that the lots contiguous to such primary or secondary arterial road will front on an internal street with no direct access to the County road.

E. Where a subdivision involves lands with frontage on a primary or secondary arterial road in the County system, which due to its size, shape or other peculiar or unusual circumstance makes the provision of a marginal road or reverse frontage impractical or unnecessary, the lot or lots in said subdivision shall have driveways so laid out that it is possible to turn passenger vehicles on the lot and it is not necessary to back any passenger vehicle into the County road.

F. Where developments abut County roads and marginal roads or reverse frontage is not provided, the improvements to the County road shall include the following:

1) Drainage facilities made necessary by the construction of the development.

2) Uniform grading of the additional right of way for County road purposes with a minimum slope of one quarter (¼) inch per foot falling away from the center line of the County road. Top soil shall be uniformly distributed over the graded area and the area seeded or sodded.

3) Curbs and sidewalks along the entire County road frontage and the area between the existing pavement and new curb shall be improved in accordance with the diagram of "Cross Section Requirements" which is part of this resolution.
3. Road Intersections

A. Angle at Intersections: Streets or roads connecting with any road in the County road system shall be at right angles wherever possible, and intersections of less than sixty (60) degrees (measured at the center line of the intersecting streets) shall not be permitted.

B. Spacing: Only one new street connecting with the County road system will be permitted for a subdivision except where large frontages are present. In those cases, streets shall not connect with the same side of a primary or secondary arterial or collector road at intervals of less than eight hundred (800) feet. In the spacing of streets consideration will be given to the location of existing intersections on both sides of the development. Streets which connect with the County road system from opposite sides of a County road shall directly intersect or shall be offset by at least two hundred and fifty (250) feet between their center lines.
C. **Grading:** The minimum practical grades shall be maintained on streets connecting with County roads on the approaches to the intersection.

D. **Extra Widths:** Where any two (2) roads classified as arterial or municipal collector in the adopted County Master Plan or Official County Map intersect an arterial or collector in the County road system, the right of way requirement shall be increased by twenty (20) feet on both roads for a distance of two hundred and fifty (250) feet from the intersection of the center lines.

E. **Sight Triangles:** In addition to the right of way widths required in accordance with the adopted County Master Plan or Official County Map and extra widths at intersections, as specified above, sight triangle easements shall be dedicated as follows:

The area bounded by the right of way lines and a straight line connecting "sight points" on street center lines which are the following distances from the intersection of the center lines:

1) Where a minor street intersects a collector road in the County system, ninety (90) feet on the minor, and two
hundred (200) feet on the collector.

2) Where a collector or minor street intersects an arterial, and either road is in the County system, ninety (90) feet back on the collector or minor, and three hundred (300) feet on the arterial.

3) Where a collector intersects a collector and either road is in the County system, two hundred (200) feet on the road designated as a through road in the adopted "Through Street Resolution" of the County and ninety (90) feet on the other collector.

4) Where an arterial intersects an arterial and either road is in the County system, two overlapping sight triangles shall be required, formed by three hundred (300) feet and ninety (90) feet on each arterial.

5) The radii of right of way lines at intersections where either road or both roads are in the County road system shall be twenty five (25) feet.

6) The radii of curbs at intersections where either road or both roads are in the County road system shall meet the following standards based on the classification of the intersecting roads on the adopted County Master Plan and/or Official County Map. The highest classification of road forming the intersection shall determine the standard.
Primary Arterials - Forty (40) feet
Secondary Arterials or Collectors - Thirty five (35) feet
Minors - Thirty (30) feet

4. Alignment and Grade of Roads and Curbs

The alignment and grade of proposed County road widenings and new roads and new curbing is to be established in the field by the County Engineer. Mountable curbs, where required, shall be constructed in accordance with Figure 3. A minimum of ten (10) days' notice to the County Engineer's office is required prior to the developer requiring alignment and grade in the field.

5. Curbing at Driveway Openings

A. Where a proposed driveway is to serve any land development providing fifty (50) or more parking spaces, curbing shall not be carried across the driveway opening as a depressed curb; rather it shall be swept back as curb returns as in the case of a street intersection.

B. If the driveway serves a facility having less than fifty (50) parking spaces, a depressed curb driveway shall be used.

C. Where depressed curbs are used at driveways, the following specifications shall apply:

1) Existing curb: To construct a depressed curb where curbing exists, the existing curb shall be modified in accordance with the requirements given in Figure 4.

2) New depressed curb: New depressed curb shall be con-
Figure 3

DETAIL OF CUTTING EXISTING CURB FOR NEW DRIVEWAY

Figure 4

DETAIL OF FIVE (5") INCH MOUNTABLE CURB
structured in accordance with specifications as set forth
by the County Engineer.

3) Height of depressed curb above street pavement or shoulder:
The top of the depressed curb shall be no greater than one
and one half (1 1/2) inches higher than the gutter grade.

4) The horizontal transition from a depressed curb to a full height
curb shall not exceed eighteen (18) inches except where the
sidewalk is so close to the curb that a portion of the sidewalk
four feet or less from its outer edge has a slope exceeding
6:1. In this case, the depressed curb transition may be modi-
fied to prevent the outer four feet of sidewalk from exceeding
a slope of 6:1.

6. Sidewalks

A. The construction of sidewalks within the right of way of County roads,
for developments abutting County roads, shall be required in con-
formance with the standards of the cross section of County roads
which is a part of this resolution.

B. If a sidewalk is required as a condition of approval under this
resolution or is required by a municipality, such sidewalk shall
be located in accordance with local specifications. In the event
that no local specifications exist, the following shall apply:

1) Sidewalks shall be constructed of portland cement concrete.
Portland cement concrete sidewalk is hereinafter termed con-
crete sidewalk. Concrete sidewalks shall be constructed
with 2,500 lb. concrete in accordance with standard specifications.

a. Specifications: Minimum Mix shall be a Class C with a 1:2:4 mix proportion. The concrete proportion shall consist of one part Portland Cement, two parts sand, and four parts crushed stone or washed gravel, and constructed to a thickness of not less than four (4) full inches.

b. Transverse Expansion Joints: Transverse expansion joints, \( \frac{1}{4} \)" wide, shall be provided at intervals of not more than 20 feet and filled with prefabricated bituminous cellular type joint filler.

c. Longitudinal Joints: Longitudinal joints, \( \frac{3}{4} \)" wide, shall be provided between curbs and abutting sidewalks.

d. Transverse surface grooves: Shall be cut in sidewalk between expansion joints at intervals equal to the sidewalk width.

e. Slope: The standard slope of sidewalk and sidewalk area shall be \( \frac{1}{4} \)" per foot rising from the top of standard curb, except where depressed curb type driveways require a lowering of the sidewalk grade in accordance with the driveway specifications outlined in this resolution.

f. Type of finish: The finish shall be made with a wood float, followed by brushing with a wet soft-hair brush, normal to the direction of traffic, to a neat and workmanlike surface. All edges shall be neatly rounded to \( \frac{1}{4} \)" radius.
2) Sidewalk location: Sidewalks shall be a minimum of four (4) feet in width. The outside edge of the sidewalk shall be one foot inside of the right of way line except in commercial areas.

7. Drainage

A. See also "Storm Water Management Amendment."

Each development submitted to the County Planning Board shall be reviewed by the County Engineer to establish requirements to prevent an adverse drainage condition relating to a County road or County drainage facility.

B. General Basis for Calculations

1) Rainfall intensity shall be based on fifteen (15) year storm frequency of one hour durations. A minimum intensity factor "I" equal to 2.25 inches of rainfall per hour satisfies the above requirements.

2) Runoff Determination: In setting the value of the runoff coefficient "C", consideration will be given to the physical features of the drainage basin and the County Planning Board's estimate of its future development. Due considerations will be given to Municipal
Zoning Ordinances by the County Planning Board in estimating the future density of development of the drainage basin. In general, the value of the runoff coefficient "C" will fall within the following range:

<table>
<thead>
<tr>
<th>TYPE OF AREA</th>
<th>RUNOFF COEFFICIENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUSINESS</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>0.70 to 0.95</td>
</tr>
<tr>
<td>Village</td>
<td>0.50 to 0.70</td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td></td>
</tr>
<tr>
<td>Developed</td>
<td>0.40 to 0.60</td>
</tr>
<tr>
<td>Suburban</td>
<td>0.25 to 0.40</td>
</tr>
<tr>
<td>Rural</td>
<td>0.10 to 0.30</td>
</tr>
<tr>
<td>INDUSTRIAL</td>
<td></td>
</tr>
<tr>
<td>Light</td>
<td>0.50 to 0.80</td>
</tr>
<tr>
<td>Heavy</td>
<td>0.60 to 0.90</td>
</tr>
<tr>
<td>PARK LAND</td>
<td>0.10 to 0.25</td>
</tr>
</tbody>
</table>

In computing runoff the rational formula shall be used:

\[ Q = C \times I \times A \]

In which

- \( Q \) = Volume in cubic feet per second
- \( C \) = Runoff factor
- \( I \) = Intensity of rainfall in inches per hour
- \( A \) = Watershed area in acres

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3) Pipe Line and Open Channel Hydraulics:

a. All storm sewers shall serve two major functions:

(1) To carry the maximum discharge for which it is designed.

(2) To transport suspended solids in such a manner that deposits in the sewer are kept to a minimum.

b. Design Formulae: Sewers shall be designed using the Manning Formula for flow in pipes.

(1) Pipes shall be considered "flowing full" at maximum capacity.

(2) Minimum design velocity at "flowing full" condition shall be three (3) feet per second.

(3) Friction factor "n" shall be 0.015 for circular cross section, nonporous concrete pipe. Other cross sections or pipe materials shall have commensurate friction factors as may be approved by the County Engineer.

c. Line Transitions: In pipe sizes less than forty-eight (48) inches in diameter, all transitions in slope, horizontal direction, junctions and change in pipe sizes shall be confined to manholes, catch basins, or other accessible structures designed for one or more of these purposes. In forty-eight (48) inch pipe lines and larger, vertical and horizontal de-
flections may be accomplished using one hundred (100) foot radius curves, or greater.

d. Open Channel Flow (Ditches):

(1) Permissible Design Velocities (feet per second).

<table>
<thead>
<tr>
<th>Excavation Material</th>
<th>Velocity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fine sand to firm loam</td>
<td>2.5 to 3.5</td>
</tr>
<tr>
<td>Stiff clay to hardpan</td>
<td>3.75 to 6.00</td>
</tr>
<tr>
<td>Concrete lined ditch</td>
<td>15</td>
</tr>
</tbody>
</table>

Velocity shall be controlled by use of check dams. Ditch banks shall be protected by use of sod, rip rap, or paving, as design velocity dictates.

(2) Discharge Flow

Manning Formula

(3) Values of "n" - Manning Formula

0.015 - Best concrete lined ditch

0.025 - Best unlined ditch

0.03 to 0.15 - Fair to poor natural streams and water courses

4) Layout of Storm Sewer Systems:

a. Inlet spacings shall not exceed three hundred (300) feet or a design inlet flow of 6.0 cfs, whichever condition shall be more stringent. Access manholes shall be spaced at three hundred (300) feet intervals.
(maximum) through rights of way and at sewer
junctions where there are no catch basins.

b. "Dish" street intersections are not permissible.
Sufficient catch basins shall be installed at each
street intersection to avoid gutter overflow and at
low points in the street grade.

c. Pipe used shall be reinforced concrete pipe,
Class III, and laid with not less than two (2)
feet depth of cover over top of pipe unless other-
wise directed by the County Engineer.

d. Catch basins and manholes shall be constructed in
accord with New Jersey State Standard Specifications
for Road and Bridge Construction, 1961 Edition.
Casting curb head height shall be two (2) inches
greater than normal curb height specified to allow
for two (2) inch depression of grating. Castings
shall conform to New Jersey State Standards.

e. Ends of pipe starting or terminating in an open
ditch shall have suitable headwalls.

C. New Culverts and Bridges: The County may assume re-
sponsibility for the future maintenance of culverts or bridges
on new public roads within developments when approved by
the County before construction, subject to the following
conditions:
1) Application has been made and a permit issued by the New Jersey Division of Water Policy and Supply for the proposed structure.

2) The structure is designed to carry A.A.S.H.O. H20-44 loading.

3) Drainage structure deck width shall be as follows:
   a. Culverts - Full width of road right of way
   b. Bridges - Planned pavement width plus sidewalk areas as required by the County Engineer

4) Plans and specifications of proposed structure be submitted to and receive approval of the County Engineer.

5) Notification of commencement of construction so that inspection of construction can be made by the County. The cost of said inspection shall be reimbursed to the County by the developer.

6) Final inspection by County Engineer and certification by Municipal Engineer that the construction is in accord with the plans and specifications as approved by the County Engineer.

D. Existing County Bridges and Culverts on Roads to be widened in connection with subdivision:

1) Where developer's frontage includes both sides of stream and the existing structure has adequate waterway area and is not scheduled for early replacement by reason of structural inadequacy, the developer shall widen

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culverts to full width of proposed right of way and
bridges to width of future pavement plus five (5) feet
for sidewalk on developer's frontage. Plans for
proposed work shall have the approval of the New Jersey
Division of Water Policy and Supply and the County
Engineer. The County Engineer upon approving plans
will set the amount of bond to be posted to guarantee the
satisfactory completion of the work.

2) Prior to commencement of construction developer will be
required to post all necessary bonds and obtain a permit
from the Mercer County Engineer.

3) In cases where developer's frontage includes only one
side of a stream and/or the structure is scheduled for
early replacement for hydraulic or structural reasons, or
is of such construction that widening of the existing struc-
ture is impractical in the opinion of the County Engineer,
or has been widened in the past to accommodate the future
pavement width, the developer shall make a cash payment
sufficient to cover the cost of the improvement. This cost
will be determined by the County Engineer using current
competitive bid prices for the units involved.

E. Bridges and Culverts Downstream of Project:

1) All developments (except residential subdivisions of
three (3) or less lots, not involving any other subdivision
action within the prior three years, and involving no
addition of pavement, or involving less than five (5)
per cent of the existing drainage basin, regardless
of size) above an existing County bridge or culvert
will be considered to directly increase the hydraulic
requirements of these structures.

2) When the County Planning Board finds that a development
situated in a drainage basin as above defined, would
create an adverse drainage condition to a County drainage
structure, or that such project lies in a drainage basin
for which drainage facilities have previously been in-
stalled or altered under the provisions of this resolution
in order to correct a previously existing adverse drain-
age condition, the developer will be required to pay a pro-
portion of the cost of correcting the condition.

3) The proportion of the cost of such facilities to be paid
by a developer whose proposed development would drain
into such facility will be equal to the proportion that the
acreage of the proposed development bears to the acreage
of the entire drainage area when fully developed, based
upon a reasonable assumption of future density of devel-
opment of the basin. The developer's engineer shall
perform all calculations of storm runoff based on consid-
eration of the physical features of the basin and the County Planning Board's estimate of future development in the drainage basin. The County Engineer shall on behalf of the County Planning Board review said calculations.

4) The proportionate cost of the drainage facility installation or alteration will be the estimated cost of installing the new facility as calculated by the County Engineer, plus ten (10) per cent for contingencies. In cases where the payment is to be made toward the proportionate cost of facilities previously installed or the cost of previously performed alterations, the actual cost of the work performed will be used in place of an estimated cost.

5) Regardless of any other provision in this resolution, the developer will not be financially responsible for any part of existing drainage facilities for which payment in full has previously been made for such part of such facilities to the County by other developers in the same drainage basin.

F. Drainage Systems on County Roads:

1) Adequate drainage facilities shall be required relating to County roads where a developer would create an adverse drainage condition as a result of the construction of the development.
2) When a drainage system or any part thereof is proposed in connection with a development which relates to a County road drainage system and additional capacity is necessary in said system to accommodate anticipated additional storm water runoff from the future development of other areas tributary to the drainage system, the following procedure shall be followed:

a. The capacity and design of the County road drainage system to accommodate storm water runoff from the development shall be determined by the subdivider's engineer and submitted for approval by the County Engineer. The County Engineer shall calculate the cost of the system.

b. The capacity of the enlarged County road system to provide for the development and areas outside of the development tributary to the drainage system shall be determined by the developer's engineer and approved by the County Engineer. The plans of the system shall be prepared by the developer's engineer and the estimated cost of the enlarged system calculated by the County Engineer.

c. The developer shall make a payment to the County in lieu of the installation of the drainage system related to the County road based on the system required by his development.
d. The County shall provide the additional funds required for the enlarged system and assume the responsibility for the construction of the drainage system. The developer shall not proceed with his development until the drainage system has been installed.

e. When developments occur which are tributary to a drainage system which has been enlarged by the County, the developer shall make a payment to the County based on the proportion that the acreage in his development is of the total acreage served by the system times the actual construction cost of the system.

f. Before the developer connects with the drainage system in any County road, he shall obtain a permit for said connection from the County Engineer.

g. Exterior Drainage Easements: In lieu of providing any required drainage easement exterior to the development relating to County road drainage, the County Planning Board may accept a cash contribution to cover the cost or part thereof of said drainage easement if the developer cannot secure it at a fair price.

8. Off Street Parking

A. Number of Off Street Parking Spaces: Each land development subject to County site plan approval shall provide on its lot
the number of off street parking spaces required by any zoning, subdivision, site planning or other ordinance of the municipality in which the land development is to be located. In addition, the standards specified below shall be applied.

B. Design of Off Street Parking Area:

1) Off street parking areas shall be designed to prevent the maneuvering of vehicles into or out of parking spaces or the storage of vehicles within any portion of an entrance driveway or driveway lane that is within twenty (20) feet of the right of way line of the County road. Off street parking areas shall be so designed to permit all vehicles to turn around on the site in order to prevent the necessity of any vehicles backing on to the County road from such site.

2) No required off street parking space including adjacent parking access lanes or maneuvering space shall be located within the existing or proposed right of way of the County road, including the sidewalk area.

9. Off Street Loading

A. Each land development subject to County site plan approval shall provide on its lot the number of off street truck loading or unloading spaces required by any zoning, subdivision, site planning or other ordinance of the municipality in which
the land development is to be located. In addition, the standards specified below shall be applied.

B. No part of any off street truck loading or unloading space shall be located within the right of way of the County road including the sidewalk area. Off street truck loading and unloading spaces shall be located and designed to permit any truck to maneuver from a driveway into and out of such space without encroaching upon any portion of a County road existing or proposed right of way including the sidewalk area.

10. Customer Service Areas

Any site plan that provides temporary stopping space or maneuvering space for vehicles of customers or patrons seeking service at a roadside business establishment such as a roadside grocery stand, filling station, drive-in bank, etc. shall be located so that the stopping or maneuvering space is at least five (5) feet back of the existing, or where applicable, future right of way line of the County road.

11. Driveways

A. Number of Driveways: The number of driveways provided from a site directly to any one County road shall be limited as follows:

<table>
<thead>
<tr>
<th>Length of Site Frontage</th>
<th>Permitted Number of Driveways</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 ft. or less</td>
<td>1</td>
</tr>
<tr>
<td>more than 100 to 800 ft.</td>
<td>2</td>
</tr>
</tbody>
</table>
| over 800 ft.            | to be specified by the County Planning Board upon receipt of advice of the County Engineer and County Planning Director.
B. Location of Driveways:

1) All entrance and exit driveways to a County road shall be located to afford maximum safety to traffic on the County road.

2) Any exit driveway or driveway lane shall be so designed in profile and grading and shall be so located to permit the following minimum sight distance measured in each direction along the County road; the measurement shall be from the driver's seat of a vehicle standing on that portion of the exit driveway that is immediately outside the edge of the County road cartway or shoulder:

<table>
<thead>
<tr>
<th>Allowable Speed on County Road</th>
<th>Required Sight Distance in Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>25 MPH</td>
<td>150</td>
</tr>
<tr>
<td>30 &quot;</td>
<td>200</td>
</tr>
<tr>
<td>35 &quot;</td>
<td>250</td>
</tr>
<tr>
<td>40 &quot;</td>
<td>300</td>
</tr>
<tr>
<td>45 &quot;</td>
<td>350</td>
</tr>
<tr>
<td>50 &quot;</td>
<td>400</td>
</tr>
</tbody>
</table>

3) Where a site occupies a corner of two intersecting roads, no driveway entrance or exit shall be located within ten (10) feet of the point of tangency of the existing or proposed curb radius of that site.

4) No part of any driveway shall be located within a minimum of ten (10) feet of a side property line. However, upon application to the Planning Board and upon approval of design by the County Engineer, the Planning Board may
permit a driveway serving two or more adjacent sites
to be located on or within ten (10) feet of a side property
line between the adjacent site.

5) No entrance or exit driveway shall be located on the fol-
lowing portions of a County road: on a rotary; on a ramp
of an interchange; or within twenty (20) feet of the beginning
of any ramp or other portion of an interchange.

6) Where two or more driveways connect a single site to any
one County road, a minimum clear distance of twenty-five
(25) feet measured along the right of way line shall separate
the closest edges of any two such driveways.

C. Driveway Angle

1) Two-Way Operation: Driveways used for two-way operation
will intersect the County road at an angle to as near nine:
(90) degrees as site conditions will permit and in no case
will be less than sixty (60) degrees.

2) One-Way Operation: Driveways used by vehicles in one
direction of travel (right turn only) shall not form an angle
smaller than forty-five (45) degrees with a County road,
unless acceleration and deceleration lanes are provided.

D. Driveway Dimensions: The dimensions of driveways shall be
designed to adequately accommodate the volume and character
of vehicles anticipated to be attracted daily onto the land de-
velopment for which a site plan is prepared. The required
maximum and minimum dimensions for driveways are indicated below. Driveways serving large volumes of daily traffic or traffic over twenty-five (25) per cent of which is truck traffic shall be required to utilize high to maximum dimensions. Driveways serving low daily traffic volumes or traffic less than twenty-five (25) per cent of which is truck traffic shall be permitted to use low to minimum dimensions.

<table>
<thead>
<tr>
<th></th>
<th>One-Way Operation</th>
<th>Two-Way Operation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Curb line Opening</td>
<td>Driveway Width</td>
</tr>
<tr>
<td></td>
<td>(in feet)</td>
<td>(in feet)</td>
</tr>
<tr>
<td>5-10 Family Residence</td>
<td>12 - 15</td>
<td>10 - 13</td>
</tr>
<tr>
<td>10 Family or Over</td>
<td>12 - 46</td>
<td>10 - 26</td>
</tr>
<tr>
<td>Commercial &amp; Industrial</td>
<td>14 - 56</td>
<td>12 - 36</td>
</tr>
<tr>
<td>Service Stations</td>
<td>14 - 38</td>
<td>12 - 36</td>
</tr>
</tbody>
</table>

E. Driveway Surfacing: The surface of any driveway subject to County site plan approval shall be constructed with a permanent pavement of a type specified by standards set by the County Engineer. Such pavement shall extend to the paved cartway of the County road; and such pavement shall extend throughout the area defined by the required driveway dimensions specified above.
F. Driveway Profile:

1) Any vertical curve on a driveway shall be flat enough to prevent the dragging of any vehicle undercarriage. The maximum permitted gradients for driveways are shown in Figures 5 to 8. The profile dimensions given beyond the sidewalk are maximum for grades and minimum for grade lengths.

2) Should the sidewalk be so close to the curb at a depressed curb driveway as to cause the ramp to be too steep and be likely to cause undercarriage drag, the sidewalk shall be appropriately lowered to provide a suitable ramp gradient.

12. **Acceleration Lanes**

Where a driveway serves right turning traffic from a parking area providing two-hundred (200) or more parking spaces, and the County road has a peak hour traffic volume exceeding one-thousand (1,000) vehicles per hour, an acceleration lane shall be provided which is at least two-hundred (200) feet long and at least thirteen (13) feet wide measured from the County road curb line. A minimum forty (40) foot curb return radius will be used from the driveway to the acceleration lane.

13. **Deceleration Lanes**

A. Where a driveway serves as an entrance to a land development providing fifty (50) or more parking spaces, a deceleration lane shall be provided for traffic turning right into the drive-
Figure 5
Sidewalk 8' or more from Curb, uphill drive

Figure 6
Sidewalk 8' or more from Curb, downhill drive
Figure 7
... Sidewalk within 8' of curb, uphill drive

Figure 8
... Sidewalk within 8' of curb, downhill drive
way from the County road. The deceleration lane is to be at least two-hundred (200) feet long and at least thirteen (13) feet wide measured from the County road curb line. A minimum forty (40) foot curb return radius will be used from the deceleration lane into the driveway.

B. A deceleration lane may be omitted when the County road traffic does not exceed five-hundred (500) vehicles per hour.

14. **Left turn Lanes, Jughandles and Overpasses**

The construction of and/or the conveyance of land to the County for left turn lanes, jughandles, and overpasses to a development may be required by the County Planning Board with the approval of the County Engineer, under one or more of the following circumstances:

A. Where the County Master Plan, Official County Map, or "traffic plan" for a particular or County-wide area exists which shows the proposed location of jughandles and/or overpasses.

B. Where a development is proposed that provides one-hundred (100) or more parking spaces on the site.

C. Where the sight distance is below that recommended in this resolution.

15. **Right of Way Encroachment**

No part of the County road right of way may be used for the conduct of private business. The County road right of way is to
be kept clear of buildings, sales or merchandise displays, shrubbery and trees, vehicular parking areas, servicing of vehicles, service equipment and appurtenances thereto.

16. Signs

A. Directional, Regulatory and Advisory Signs: To facilitate the safe and efficient movement of traffic into and out of a site, the County Planning Board may as a condition of the site plan approval require the installation of specified directional, regulatory or advisory signs of pavement markings at designated locations on the site on the County right of way. Such signs shall be of a size, color and design specified by the Planning Board.

B. Moving Signs: No sign, device or marking shall be erected on or overhang a County right of way. Signs which revolve, move, flash, or give the illusion of movement shall be prohibited within twenty-five (25) feet of the existing or proposed future right of way line.

17. Street Trees

A. Street trees shall be provided in all new developments along County roads at minimum intervals of sixty (60) feet, located one (1) foot off the public right of way.

B. Street trees shall be not less than ten (10) feet high, two (2) to four (4) inch caliper and must be nursery grown stock and of a variety approved by the Mercer County Shade Tree Commission.
SECTION V  APPROVAL CONDITIONS

In addition to the requirements as outlined in other sections of this resolution, the developer shall comply with the following conditions:

1. Dedications and Reservations of Road Right of Way

   A. As a condition to the approval of a land subdivision or site plan, the County Planning Board may require the dedication of additional right of way in accordance with the County Master Plan adopted by the County Planning Board or an Official County Map adopted by the Board of Chosen Freeholders. The additional right of way shall be that portion of the property which abuts an existing or proposed County road and which lies between the existing right of way and the proposed future right of way line for the County road as set forth in the County Master Plan adopted by the County Planning Board or as set forth on an Official County Map adopted by the Board of Chosen Freeholders.

   B. Where the proposed future right of way lines for an existing County road are drawn so that the total additional right of way is to be secured from just one side of the County road, only one-half of that additional right of way shall be required to be dedicated as a condition to the approval of a subdivision or site plan. Also, the County Planning Board may require the reservation of the remaining area of future right of way for future acquisition. The building setback shall be measured from the future right of way line.
C. In order to effect dedications required by this section, the final subdivision plat which is to be recorded with the County shall contain the notation "Dedicated to the County of Mercer", on that area to be dedicated, as well as all dimensions and directions of the various courses. That area to be reserved for future road widening shall contain the notation "Reserved for future road widening purposes".

D. Dedications required where no plat is recorded with the County, or if required by the County Counsel when plats are recorded, shall be by deed for such lands furnished to Mercer County in a form approved by the County Counsel.

2. Conformance to Conditions of Approval

A. Failure to comply with any of the conditions of subdivision or site plan approval subsequent to the receipt of municipal final subdivision approval or a building permit shall be conditions for:

1) Refusal of the County to issue a road opening and/or access opening permit for said development.
2) A request to the local approval authority to revoke or to withhold the local building permit and/or certificate of occupancy for said development.
3) Forfeiture of any performance bond or other payment guarantee required by the County to cover the costs of improvements over which the County has control.
4) Appropriate court action initiated by the County Planning Board.

B. A written notice of noncompliance shall be forwarded, by certified mail, to the municipal approval authority and developer requesting compliance with the conditions of subdivision or site plan approval within a period of time of not less than five (5) days.

3. Performance Guarantees and other Payments

A. As a condition to the approval of a final subdivision or a site plan, the County Planning Board shall require the developer to submit to the County a performance guarantee in a form approved by the County Counsel and in an amount determined by the County Engineer, adequate to cover the costs of all of those improvements that are required by this resolution and the County Planning Board in connection with the subdivision or site plan.

B. The performance guarantee shall be retained until all improvements have been completed to the satisfaction of the County Engineer and the County Planning Board.

C. In instances when the provisions of this resolution allow or require a cash contribution to the County to cover a share of the cost of all improvements, the approval of a subdivision or site plan shall be further conditioned on the receipt of such contributions in the form of a certified check made out to the
Treasurer of the County of Mercer, and deposited in an account reserved for such improvements.

D. Release of Performance Guarantees:

1) The County Engineer’s Office shall inspect all completed improvements required by the County Planning Board for which a performance guarantee has been posted and certify that the improvements have been satisfactorily constructed in conformance with the standards and specifications of this resolution and the terms and conditions of the performance guarantee and that any required maintenance bond has been posted.

2) The County Engineer’s Office shall forward a copy of their certification to the County Planning Board for transmittal to the Board of Chosen Freeholders with a request for release of the bond.

3) The Board of Chosen Freeholders at their next regular meeting after receipt of the request for release of the bond from the County Planning Board, shall by resolution release the performance guarantee.

E. Release of Maintenance Bond

1) The County Engineer’s Office shall inspect all County facilities covered by a maintenance bond thirty (30) days prior to the expiration date of the bond and certify that the facilities are in satisfactory condition.
2) A copy of the certification shall be forwarded to the County Planning Board for transmittal to the Board of Chosen Freeholders with a request for release of the maintenance bond.

3) The Board of Chosen Freeholders at their next regular meeting after receipt of the request for release of the bond from the County Planning Board shall by resolution release the maintenance bond.
SECTION VI  APPEALS

In the event a developer applying for subdivision or site plan approval is aggrieved by an action taken by the Land Development Committee of the County Planning Board, said developer may file an appeal in writing to the County Planning Board within ten (10) days after the date of notice by certified mail of the said action. Any developer aggrieved by the action of the County Planning Board in regard to subdivision or site plan approval may file an appeal in writing to the Board of Chosen Freeholders within ten (10) days after the date of notice by certified mail of such action. The County Planning Board or the Board of Chosen Freeholders to which an appeal is taken shall consider such an appeal at a regular or special public meeting within forty-five (45) days from the date of its filing.

Notice of said hearing shall be made by certified mail at least ten (10) days prior to the hearing to the developer and to such of the following officials as deemed appropriate for each specific case; the Municipal Clerk, Municipal Planning Board, Board of Adjustment, Building Inspector, Zoning Officer, Board of Chosen Freeholders, and the County Planning Board. The Board to which appeal is taken shall render a decision within thirty (30) days from the date of the hearing.
SECTION VII  VARIANCES

The rules, regulations and standards herein set forth are designed as minimum requirements for the safety and welfare of the people of the County. However, if the developer can demonstrate that, with reference to his subdivision or site plan, the literal enforcement of one or more of said rules, regulations or standards will exact an undue hardship, the County Planning Board may permit such variance or variances as may be reasonable and within said general purposes.
SECTION VIII  VALIDITY

If any section, subsection, paragraph, clause, phrase or provision of this resolution shall be adjudged invalid or held unconstitutional, such adjudication shall not affect the validity of this resolution as a whole or any part or provisions hereof other than the part so adjudged to be invalid or unconstitutional.
SECTION IX

REPEAL OF CONFLICTING RESOLUTIONS

All resolutions or parts of resolutions which are inconsistent with the provisions of this resolution are hereby repealed to the extent of such inconsistency.
SECTION X  EFFECTIVE DATE

This resolution shall take effect as provided by law.
# Mercer County, New Jersey Fee Schedule

Using the schedule below, determine the appropriate fee and make check payable to: **County of Mercer** and forward along with appropriate application and plans to:

Mercer County Planning Board  
County Administration Building  
P.O. Box 8068  
Trenton, New Jersey 08650-0068

For both Site Plans and Subdivisions, the fee determination is based upon new or proposed lots/dwelling units or parking spaces.

## Subdivision

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<thead>
<tr>
<th>Subdivision</th>
<th>FEES (1)</th>
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<tbody>
<tr>
<td>1. Minor</td>
<td>$50 administration Fee</td>
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<tr>
<td>2. Sketch (of Major)</td>
<td>No Fee</td>
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<tr>
<td>3. Major, Preliminary</td>
<td>$100 &amp; $10 per building lot or dwelling unit</td>
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<tr>
<td>Non-Residential</td>
<td>$100 &amp; $20 per building lot &amp; $2 per parking space required by ordinance of proposed (4)</td>
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<tr>
<td>4. Major, Final</td>
<td>$100 per final plan</td>
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<tr>
<td>Non-Residential</td>
<td>$100 per final plan</td>
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## Site Plan

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<tbody>
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<td>1. Sketch</td>
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<tr>
<td>2. Preliminary</td>
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<td>3. Final</td>
<td>$25 administration Fee (5)</td>
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(1) Maximum fee: $2,000. Fee determination is based upon new or proposed lots, dwelling units or parking space.

(2) Subdivisions that are not to become "filed plans" in the County Clerk's office.

(3) Subdivision and Site Plans to be reviewed in concept only - no application necessary.

(4) If not known at preliminary stage, parking assessment fee shall be paid when Final Plans/Site Plans are to be approved.

(5) The $25 Administration Fee would be charged only when the final approval is a separate application; dwelling units of parking space fee only applies to preliminary approval.

(6) Mercer County Land Development Standards ("Standards") and the Storm Water Management Amendment to the Standards are available for purchase from the Mercer County Planning Division ($10.00 for the Standards and $5.00 for the Storm Water Management Agreement). The Standards include a list of what needs to be submitted to complete an application. In accordance with N.J.A.C. 13:40-5.1, et seq., the applicant is also responsible for submitting a current sealed Plan of Survey with the Subdivision and/or Site Plan Application.
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<td>2.</td>
<td>Sketch (of Major)(3)</td>
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<tr>
<td>3.</td>
<td>Major, Preliminary Residential</td>
<td>$100 &amp; $10 per building lot or dwelling unit</td>
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<td>Non-Residential</td>
<td>$100 &amp; $20 per building lot &amp; $2 per parking space required by ordinance of proposed (4)</td>
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<td>Major, Final Residential</td>
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<tbody>
<tr>
<td>1.</td>
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<td>2.</td>
<td>Preliminary Residential</td>
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<td>3.</td>
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