



2025

# Site Plan and Subdivision Resolution

Prepared by:  
The Ocean County Planning Board

**SITE PLAN AND SUBDIVISION RESOLUTION  
OF  
OCEAN COUNTY, NEW JERSEY**

Adopted by the  
Ocean County Board of Commissioners  
January 5, 2025

Last Amended:  
April 5, 1989

**This Resolution and Amendments were prepared in accordance with the requirements of the State Board of Professional Planners N.J.S.A. 13:14, and the original document was appropriately signed and sealed.**

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# *Ocean County Site Plan and Subdivision Resolution*

*Introduction*

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## Introduction

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## **ACKNOWLEDGEMENTS**

The 2025 update to the Ocean County Site Plan and Subdivision Resolution was completed under the direction of Planning Director, Anthony M. Agliata, P.P., LLA and Ocean County Engineer, Mark Jehnke, P.E. Revisions to this document were undertaken by Veronica Tompkins, Planning Board Secretary, Jennifer Morganti, Environmental Specialist, Evangelia Vasilakis, Recycling Program Aide, Robin Kuri, Environmental Engineer 4, Sean Areia, Assistant County Engineer, Greg Smith, Assistant County Engineer, Kelly Kierst, Keyboard Clerk 3, and County Council, Laura Benson, Esq.



# Ocean County Site Plan and Subdivision Resolution

## Introduction

### FORMAT FOR CITING SECTIONS OF THIS RESOLUTION

This Resolution has been codified to enable the County and the applicant to cite its provisions in a clear and consistent manner. For example, the section of the Resolution pertaining to the purpose of this Resolution would appear in the Resolution as:

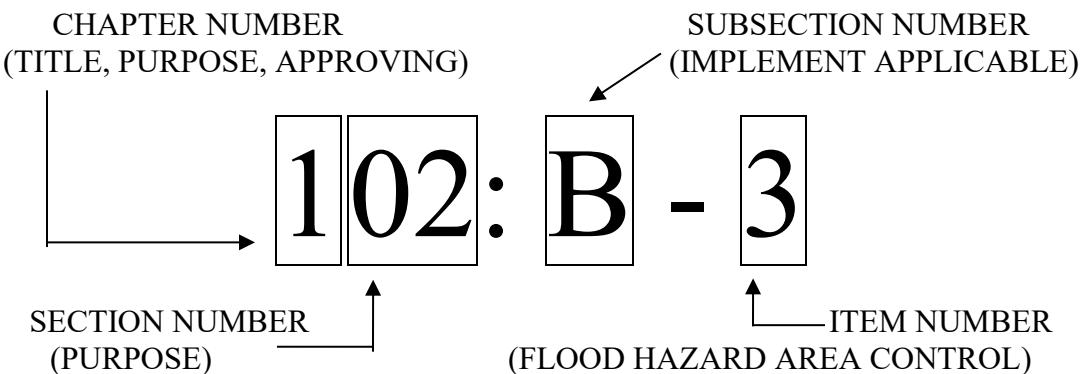
100. TITLE, PURPOSE, APPROVING AGENCY, AND WAIVER OF LITERAL ENFORCEMENT

101. **Short Title.**  
This Resolution shall be known and may be cited as the Site Plan and Subdivision Resolution of Ocean County.

102. **Purpose.**  
The purpose of this Resolution is to:

- A. Provide rules, regulations, procedures and standards for review and approval of land subdivisions and site development plans in Ocean County pursuant to the County and Regional Planning Enabling Act, N.J.S.A. 40:27-1 et seq., as supplemented by Laws of 1968, Chapter 285, as amended by P.L. 1981, Chapter 50.
- B. Implement applicable provisions of County plans which have been adopted pursuant to the requirements of the following:
  - 1. Coastal Area Facility Review Act (CAFRA) (N.J.S.A. 13:19-1)
  - 2. County Environmental Health Act (N.J.S.A. 26:3A2-21)
  - 3. Flood Hazard Area Control Act (N.J.S.A. 58:16A-50)
  - 4. Department of Health Act (N.J.S.A. 26:9-1)
  - 5. Sewerage Authority Law (N.J.S.A. 40:14A-1 et seq.)
  - 6. Soil Erosion and Sediment Control Act (N.J.S.A. 4:24-39)
  - 7. Solid Waste Management Act (N.J.S.A. 13:1E-1)
  - 8. State Flood Control Facilities Act (N.J.S.A. 58:16A-50)

The proper citation in this example would appear as **102: B-3**, where:





# *Ocean County Site Plan and Subdivision Resolution*

*Introduction*

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## INTRODUCTION

The New Jersey County and Regional Planning Enabling Act, N.J.S.A. 40:27-1 *et seq.* as supplemented by Chapter 285, Laws of New Jersey, 1968, and amended by Chapter 50, Laws of New Jersey, 1981, provides statutory authority for the Planning Board to require the submission, review and approval of all subdivision and certain site plan applications. Pursuant to these statutes, the Planning Board reviews Planning Board applications for their effect on County transportation and drainage facilities.

This Resolution presents the procedures, standards, and requirements that the Planning Board will follow in the review and approval of Planning Board applications. It supersedes the 1989 Site Plan and Subdivision Resolution, and any amendments adopted thereto. It is anticipated that the updating, revision, and codification of County requirements for traffic and drainage considerations will improve the County's development review procedures and simplify the preparation of applications by applicants and their professional consultants.

In recent years various state and federal legislation has required the County of Ocean to prepare and adopt plans which directly or indirectly relate to land development. Generally, these plans provide for the orderly development of the County, protection of environmental resources and provision of necessary public facilities and services.

The plans adopted pursuant to this legislation may require the County Planning Board to take regulatory action to implement their provisions. The achievement of the goals and objectives set forth in the County plans will be directly influenced by land development requirements of the County Planning Board. The objectives of these plans can be accomplished in part by providing a mechanism for consistency in project review with the County agencies responsible for their implementation.

In addition, other County agencies have been provided with statutory authority for regulatory and permit approval that directly relates to the land development requirements of the County Planning Board. To avoid the imposition of duplicative, overlapping, or inconsistent requirements on applicants by County agencies it is necessary to provide for a coordinated development review procedure.

It is the opinion of the Planning Board, the Board of Commissioners and other County agencies that these objectives can be achieved in part through the administration of the Ocean County Site Plan and Subdivision Review Resolution. The goals and objectives of the County shall also be achieved through the application of specific standards or best management practices, through the provision of a coordinated and consistent review with the requirements of adopted County plans, and the regulatory standards and permit requirements of other County agencies.

This approach avoids unnecessary or inconsistent requirements by County agencies and benefits the applicant by requiring agreement on a solution to site specific design issues early in the development review process. The applicant thereby avoids a situation where they must resubmit for Planning Board approval because of subsequent requirements of other County agencies. This results in a more efficient, timely and cost-effective development approval process for the applicant. It also provides a public benefit by achieving the goals and objectives embodied in adopted County plans and for the efficient implementation of the County's statutory responsibilities.



# Ocean County Site Plan and Subdivision Resolution

*Introduction*

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## RESOLUTION

Date

**WHEREAS**, the New Jersey County and Regional Planning Act (NJSA 40:27-1 *et seq.*) as supplemented and amended provides for the adoption of rules, regulations, procedures and standards for review and approval of land subdivisions and site development plans; and,

**WHEREAS**, the Ocean County Planning Board has prepared the 2025 Site Plan and Subdivision Resolution of Ocean County to provide for review and approval of land subdivisions and site development plans.

**BE IT FURTHER RESOLVED** that the Planning Director is hereby authorized and directed to submit the 2025 Site Plan and Subdivision Resolution of Ocean County to the Pinelands Commission for certification pursuant to the provisions of the New Jersey Pinelands Protection Act.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution and the 2025 Site Plan and Subdivision Resolution of Ocean County be forwarded to the Ocean County Planning Board and to each of the County's municipalities.

I certify the foregoing to be a true copy of a Resolution adopted by The Board of Commissioners

of the County of Ocean on the Day of \_\_\_\_\_.

---

Michelle I. Gunther, Clerk of the Board



# Chapter 100

Title, Purpose, Approving  
Agency, and Waiver of Literal  
Enforcement



# *Ocean County* *Site Plan and Subdivision Resolution*

## *Chapter 100*

### **100. TITLE, PURPOSE, APPROVING AGENCY, AND WAIVER OF LITERAL ENFORCEMENT**

#### **101. Short Title.**

This Resolution shall be known and may be cited as the Site Plan and Subdivision Resolution of Ocean County.

#### **102. Purpose.**

The purpose of this Resolution is to:

- A. Provide rules, regulations, procedures and standards for review and approval of land subdivisions and site development plans in Ocean County pursuant to the County and Regional Planning Enabling Act, N.J.S.A. 40:27-1 et seq., as supplemented by Laws of 1968, Chapter 285, as amended by P.L. 1981, Chapter 50.
- B. Implement applicable provisions of County plans which have been adopted pursuant to the requirements of the following:
  1. Coastal Area Facility Review Act (CAFRA) (N.J.S.A. 13:19-1)
  2. County Environmental Health Act (N.J.S.A. 26:3A2-21)
  3. Flood Hazard Area Control Act (N.J.S.A. 58:16A-50)
  4. Department of Health Act (N.J.S.A. 26:9-1)
  5. Sewerage Authority Law (N.J.S.A. 40:14A-1 et seq.)
  6. Soil Erosion and Sediment Control Act (N.J.S.A. 4:24-39)
  7. Solid Waste Management Act (N.J.S.A. 13:1E-1)
  8. State Flood Control Facilities Act (N.J.S.A. 58:16A-50)
  9. Wetlands Act of 1970 (N.J.S.A. 13:9A-1)
  10. Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1)
  11. Stormwater Management (N.J.A.C. 7:8)
  12. American with Disability Act (ADA) (Title II regulations at 28 CFR 35.151; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D)
  13. Public Right-of-Way Accessibility Guidelines (PROWAG) published by the US Access Board (41 CFR Part 102-76)
- C. To institute standards for assessing developers for a proportionate share of the cost of County improvements located outside of a given development which must be made to accommodate the increased traffic or stormwater runoff which would be generated as a result of the development.
- D. To provide regulations to ensure that land development within the County proceeds in accordance with the goals and objectives of the County Comprehensive Master Plan and other adopted County or State plans.
- E. To provide regulations to ensure that all public and private applications for land development in the Pinelands Area subject to the provisions of this Resolution are in compliance with the requirements of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-4.31 et seq.) and that all public and private applications for land development in CAFRA Zone are in compliance with the requirements of the Coastal Area Facility Review Act (CAFRA) (N.J.S.A. 13:19-1).
- F. To provide for a coordinated review of development projects involving various other agencies, which have regulatory responsibilities pursuant to the requirements of the following:



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**Chapter 100**

1. Coastal Area Facility Review Act (CAFRA) (N.J.S.A. 13:19-1)
2. County Environmental Health Act (N.J.S.A. 26:3A2-21)
3. Flood Hazard Area Control Act (N.J.S.A. 58:16A-50)
4. Department of Health Act (N.J.S.A. 26:9-1)
5. Sewerage Authority Law (N.J.S.A. 40:14A-1 et seq.)
6. Soil Erosion and Sediment Control Act (N.J.S.A. 4:24-39)
7. Solid Waste Management Act (N.J.S.A. 13:1E-1)
8. State Flood Control Facilities Act (N.J.S.A. 58:16A-50)
9. Wetlands Act of 1970 (N.J.S.A. 13:9A-1)
10. Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1)
11. Stormwater Management (N.J.A.C. 7:8)
12. American with Disability Act (ADA) (Title II regulations at 28 CFR 35.151; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D)
13. Public Right-of-Way Accessibility Guidelines (PROWAG) published by the US Access Board (41 CFR Part 102-76)

## **103. Approving Agency.**

The approval provisions of this Resolution shall be administered by the Planning Board of the County of Ocean.

## **104. Waiver of Literal Enforcement.**

If the applicant can clearly demonstrate that, because of peculiar conditions pertaining to their land, the literal enforcement of one (1) or more conditions of approval will constitute undue hardship as determined by the Board, the Board may permit substantial compliance in lieu of literal compliance as may be reasonable and within the general purpose and interest of the rules, regulations and standards established by this Resolution, the Master Plan, the Official Map and other County plans.

For applications within the Pinelands Area, a waiver of literal enforcement of the provisions of this Resolution shall be subject to the review provisions of 7:50-4.31 et seq. of the Pinelands Comprehensive Management Plan.



# CHAPTER 200

## Definitions



# *Ocean County Site Plan and Subdivision Resolution*

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## **200. DEFINITIONS**

### **201. Abutting County Road.**

Any existing or proposed County road shown on the adopted County Comprehensive Master Plan or Official Map, or adopted by Resolution of the Board of Commissioners, which adjoins a lot or parcel of land which requires submission for review under this Resolution.

### **202. Acceleration Lane.**

An auxiliary speed-change lane of a road for use by vehicles entering the adjacent traveled way of the road.

### **203. Adverse Drainage Condition.**

The absence or present inadequacy of drainage facilities or drainage easements in a drainage way leading to, along, through or under a County road or County drainage structure, either within or exterior to a proposed subdivision or site development, including facilities of such location, size, design, construction or condition that storm drainage cannot be adequately provided for, that either flooding, erosion, silting or other damaging effects to a County road or County drainage facility will result, or that a threat exists to damage property as a result of storm drainage from, along or through a County road or County drainage facility.

### **204. Applicant.**

The owner or any other individual, firm association, syndicate, co-partnership, or corporation having a proprietary interest to commence and maintain proceedings for site plan or subdivision review pursuant to municipal ordinance and this Resolution.

### **205. Application Form.**

All forms required to be filed with the Ocean County Planning Board for subdivision or site plan review or approval.

### **206. As-Built Plans.**

Survey accurate plans that reflect the exact horizontal and vertical location of improvements after the improvements have been completed.

### **207. Bicycle Lane (Bike Lane).**

A portion of a roadway which has been designated by stripping, signing and pavement markings for the preferential or exclusive use of bicyclists.

### **208. Bicycle Path (Bike Path).**

A bikeway physically separated from motorized vehicular traffic by any open space or barrier and either within the highway right-of-way or within an independent right-of-way, such as a rail trail.

### **209. Board.**

The Ocean County Planning Board.



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**210. Bridge.**

A structure designed to convey vehicles and/or pedestrians over a watercourse, railroad, highway or other depression or obstacle.

**211. CAFRA Centers, Cores or Nodes.**

Those areas with boundaries incorporated by reference or revised by the New Jersey Department of Environmental Protection in accordance with N.J.A.C. 7:7-13.16.

**212. CAFRA Planning Map.**

The map used by the New Jersey Department of Environmental Protection to identify the location of Coastal Planning Areas, CAFRA centers, CAFRA cores, and CAFRA nodes. The CAFRA Planning Map is available on the Department's Geographic Information System (GIS).

**213. Community Basin.**

An infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, established in accordance with N.J.A.C. 7:8-4.2(c)14, that is designed and constructed in accordance with the New Jersey Stormwater Best Management Practices Manual, or an alternate design, approved in accordance with N.J.A.C. 7:8-5.2(g), for an infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond and that complies with the requirements of this chapter.

**214. Compaction.**

The increase in soil bulk density.

**215. Complete Application.**

An application form and all accompanying documents for subdivision and/or site plan approval, which meet the requirements of the checklist and appropriate sections of this Resolution.

If located in the Pinelands Area, an application shall not be considered administratively complete unless it is in accordance with the provisions of 7:50-4.31 et seq.

**216. Conditional Approval.**

A submitted application form and its accompanying documents for subdivision and/or site plan approval, which has been deemed administratively complete for review by the Ocean County Planning Board and technically complete for review by the Ocean County Engineering Department and has been granted a status of Conditional Approval. For an application to be deemed technically complete, the drainage report and traffic report must be accepted. An application with Conditional Approval has contingencies which must be met prior to the application receiving Planning Board final approval. Final approval is dependent upon those conditions being met as stated in the "Ocean County Engineer's Office Submission and Review Requirements Checklist."

**217. Contributory Drainage Area.**

The area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.



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**218. Core.**

A pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

**219. County Drainage Facility.**

Any drainage facility for which the County of Ocean is responsible in whole or in part.

**220. County Comprehensive Master Plan or Master Plan.**

A composite of the mapped and written proposals for the physical development of the County which shall have been duly adopted by the Planning Board pursuant to Revised Statute 40:27-2.

**221. County Right-of-Way Map.**

The map adopted as part of this Resolution presenting the required rights-of-way for existing County roads, or any amendments or revisions thereto adopted by the Board of Ocean County Board of Commissioners pursuant to N.J.S.A. 40:27-5 of the N.J. Planning Act which, can be referenced in Appendix E.

**222. County Stormwater Management Area.**

Any area within which the County has constructed facilities to accommodate regional stormwater runoff.

**223. Culvert.**

A closed structure which is designed to convey water under a road, driveway or pedestrian walk but which is not incorporated in a continuous storm sewer system.

**224. Deceleration Lane.**

An auxiliary speed-change lane of a road for use by vehicles leaving the adjacent traveled way of the road.

**225. Designated Center**

A State Development and Redevelopment Plan Center as designated by the State Planning Commission such as urban, regional, town, village, or hamlet.

**226. Design Engineer.**

A person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

**227. Detention Basin.**

A man-made or natural water collector facility designed to collect surface water runoff to attenuate its flow and to gradually release same into natural or manmade outlets.



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### **228. Development.**

Any activity, whether by a public or private entity, involving the division of a parcel of land into two (2) or more parcels, the construction, reconstruction, conversion, structural alteration, modification, relocation or enlargement of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building, other structure, or land, or the extension of use of land which requires review and approval under the provisions of this Resolution.

### **229. Developer's Agreement.**

If the Ocean County Engineer determines that a Developers Agreement is warranted, the Applicant may have the ability to enter into a Developers Agreement with the Board of Commissioners regarding off-site or off-tract improvements. A Developers Agreement will include, but is not limited to, the developer's responsibility towards the cost or construction of off-site or off-tract improvements, such as road widening, right-of-way acquisition, traffic signals, and drainage easements or improvements. The Developers Agreement will address bonds, securities, or guarantees required of the developer. The Developers Agreement may also include a hold harmless clause regarding the liability of the County.

### **230. Digital Plan Submission.**

Refer to the digital plan submission requirements on the Ocean County Planning Board website. Digital submissions requirements:

- i. Submit on CD or USB in PDF format (E-mail submissions will not be accepted)
- ii. CD/USB must be externally labeled with: Municipality // Block and Lot // Plan Date
- iii. Digital submissions must be an exact copy of signed and sealed paper prints being concurrently submitted
- iv. Digital plans shall be individual pages and not multi-page
- v. File size should optimally be less than 1,000 KB not to exceed 2,500 KB
- vi. Size: ArchD (24" x 36") or ArchE (30" x 42") if necessary
- vii. Black and White Only
- viii. + or - 300 DPI optimally
- ix. Rotated to intended orientation (no sideways pdfs)
- x. Images such as aerials should not be included as they make file sizes larger
- xi. Traffic and drainage reports shall be included on the CD/USB and clearly labeled, and paper reports shall be submitted.
- xii. Compress file before submitting, be sure it is still legible
- xiii. All revisions submitted must also include a digital copy labeled with a revision date along with the paper prints.

### **231. Disturbance.**

The placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Milling and repaving is not considered disturbance for the purposes of this definition.



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### **232. Drainage Area**

A geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving waterbody or to a particular point along a receiving waterbody.

### **233. Drainage Basin.**

Any area of land that contributes surface water runoff to any given point along a brook, stream, watercourse, drainage facility or easement.

### **234. Drainage Easement.**

The land or assignable rights and restrictions to the land required for the installation and/or maintenance of stormwater facilities, including but not limited to storm sewers, detention basins, retention basins, infiltration basins, culverts, drainage ditches or swales. Drainage easements may also be required along a natural stream or watercourse for preserving the channel and providing for the flow therein in order to safeguard the public against flood damage, sedimentation or erosion, or for similar or related storm drainage purposes, including requiring assignable rights and restrictions in floodplain lands from upstream owners in order to facilitate the impoundment of water in the floodplain.

### **235. Drainage Report**

A Drainage Report is an analysis to determine how runoff quantity, quality, and recharge requirements as a result of the proposed application will be addressed through the use of stormwater best management practices. Drainage Reports shall be prepared in accordance with NJDEP Stormwater Management Rules (N.J.A.C. 7:8), Best Management Practices Manual, and Ocean County Engineering Department standards. Drainage Reports shall be completed, signed and sealed by a New Jersey licensed professional engineer. Drainage Reports shall include the following unless otherwise directed by the County Engineer:

1. Executive summary
2. Pre-Development Site Conditions
3. Post-Development Site Conditions
4. Stormwater Management Design Methodology
5. Proposed Stormwater Management Strategies
6. Description of Stormwater Quantity Controls
7. Description of Water Quality Controls
8. Description of Groundwater Recharge
9. Description of Soil Erosion and Sediment Control
10. Low-Impact Development and Nonstructural Stormwater Management Facilities
11. Conclusions
12. Pre-Development Hydrographs for Current Adjusted Precipitation Depths for all relevant storm events
13. Pre-Development Hydrographs for Future Adjusted Precipitation Depths for all relevant storm events
14. Post-Development Hydrographs for Current Adjusted Precipitation Depths for all relevant storm events



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15. Post-Development Hydrographs for Future Adjusted Precipitation Depths for all relevant storm events
16. Time of Concentration Calculations
17. Drainage Area Parameters including Curve Numbers
18. Input/Output Hydrographs including Stage-Discharge and Stage-Area-Storage
19. Pond Summary Reports
20. Water Quality Design Calculations including Water Quality Design Storm Hydrographs, Pond Summary Reports, and Water Quality Basin Drain Times
21. Basin Drain Times
22. Emergency Spillway Analysis
23. Groundwater Mounding Analysis
24. Rip-Rap/Conduit Outlet Protection Calculations
25. Soils Map
26. FEMA FIRM Map
27. Pre-Development Drainage Area Map, including Time of Concentration flow paths, drainage area size, coverage breakdown, existing contours and grades
28. Post-Development Drainage Area Map, including Time of Concentration flow paths, drainage area size, coverage breakdown, existing and proposed contours and grades
29. Any additional drainage/site information as may be required by the County Engineer.

## **236. Environmentally Constrained Area.**

The following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the New Jersey Department of Environmental Protection's Landscape Project as approved by the New Jersey Department of Environmental Protection's Endangered and Nongame Species Program.

## **237. Environmentally Critical Area.**

An area or feature which is of significant environmental value, including but not limited to: stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the New Jersey Department of Environmental Protection's Landscape Project as approved by the New Jersey Department of Environmental Protection's Endangered and Nongame Species Program.

## **238. Empowerment Neighborhoods.**

Neighborhoods designated by the Urban Coordinating Council "in consultation and conjunction with" the New Jersey Redevelopment Authority pursuant to N.J.S.A 55:19-69.

## **239. Erosion.**

The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.



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## **240. Final Approval for all Minor/Major Subdivisions and Site Plans.**

The Boards official action on all applications, after all the conditions of the preliminary approvals, engineering plans, and other contingencies have been satisfied. The development must not detrimentally affect County roads or facilities and will be approved upon satisfaction of all conditions. Final approval is granted when the final plat or site plan is stamped and signed by the County Planning Board Chairman.

## **241. Final Plat.**

The final map of all or a portion of a subdivision which is presented to the Board for final approval in accordance with this Resolution and with the requirements of the Recordation Act, Chapter 217, P.L. 2011, and which incorporates the conditions established by the Board in the granting of preliminary approval.

## **242. Flood Fringe.**

The portions of the one hundred (100) Year Flood Hazard Area outside the limits of the floodway.

## **243. Flood Hazard Area.**

As defined in N.J.A.C 7:13-1.2, the flood hazard area is the area of land, and space above that land, which lies below the flood hazard area design flood elevation. Structures, fill, and vegetation that are situated on land that lies below the flood hazard area design flood elevation are described as being within the flood hazard area and are regulated by the NJDEP.

## **244. Floodplain.**

The relatively flat area adjoining the channel of a natural stream, which has been or may be hereafter covered by floodwater.

## **245. Floodway.**

As defined in N.J.A.C. 7:13-1.2, a floodway is land, and space above that land, which lies within the inner portion of the flood hazard area, and which is mathematically determined to be required to carry and discharge floodwaters resulting from the 100-year flood under certain conditions. The floodway always includes the channel and often includes land adjacent to the channel. The floodway is normally characterized by faster and deeper flows than the flood fringe.

## **246. Freshwater Wetlands.**

As defined in N.J.A.C. 7:7A-1.4, N.J.S.A. 13:9B-1 et seq., and the Pinelands Comprehensive Management Plan consisting generally of an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions commonly known as hydrophytic vegetation.

## **247. Green Infrastructure.**

A stormwater management measure that manages stormwater close to its source by:

1. Treating stormwater runoff through infiltration into subsoil;
2. Treating stormwater runoff through filtration by vegetation or soil; or



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3. Storing stormwater runoff for reuse.

**248. Hold Harmless Agreement.**

Hold harmless agreement is an agreement provided by the property owner regarding the co-mingling of stormwater from a County facility onto private property releasing the liability of the County.

**249. HUC 14 or "Hydrologic Unit Code 14".**

An area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

**250. Impervious Surface.**

A surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

**251. Incomplete Application.**

An application deemed administratively incomplete by the County Planning Board or technically incomplete by the County Engineering Department that does not have all the items required by the submission checklists. No County Planning Board action will be taken if an application has been deemed incomplete.

**252. Infiltration.**

The process by which water seeps into the soil from precipitation.

**253. Interim Rules and Regulations.**

The regulations adopted by the Pinelands Commission pursuant to the Pinelands Protection Act to govern the review of applications from the adoption of the regulations until the Comprehensive Management Plan took effect on January 14, 1981. These regulations were formerly codified as N.J.A.C. 7:1G-1 et seq.

**254. Lead Planning Agency.**

One or more public entities having stormwater management planning authority designated by the regional stormwater management planning committee pursuant to N.J.A.C. 7:8-3.2, that serves as the primary representative of the committee.

**255. Letter of Interpretation (LOI) – Pinelands.**

A letter issued by the Executive Director of the Pinelands Commission to an applicant after a pre-application conference in response to a request for clarification or interpretation of a provision of the Pinelands Comprehensive Management Plan, or rules or regulations adopted pursuant to it; said letter specifying the grounds, reasons and analysis upon which the clarification or interpretation is based.

**256. Letter of Interpretation (LOI) – NJDEP Freshwater Wetlands Delineation.**

A document issued by the New Jersey Department of Environmental Protection (NJDEP) under N.J.A.C. 7:7A-3, indicating the presence or absence of wetlands, State open waters, or transition areas;



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verifying or delineating the boundaries of freshwater wetlands, State open waters, and/or transition areas; or assigning a wetland a resource value classification and buffer width.

A letter of interpretation does not grant approval to conduct any regulated activities. The sole function of a letter of interpretation is to provide or confirm information about the presence or absence, boundaries, and/or resource value classification of freshwater wetlands, transition areas, and/or State open waters.

The County may require an applicant to obtain an LOI as a condition of approval, demonstrating compliance with state ordinances.

**257. Lot.**

A designated parcel, tract or area of land established by a plat or deed as permitted by law and to be used, developed or built upon as a unit.

**258. Major Development.**

An individual "development," as well as multiple developments that individually or collectively result in:

1. The disturbance of one or more acres of land since February 2, 2004;
2. The creation of one-quarter acre or more of "regulated impervious surface" since February 2, 2004;
3. The creation of one-quarter acre or more of "regulated motor vehicle surface" since March 2, 2021; or
4. A combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1, 2, 3, or 4 above. Projects undertaken by any government agency that otherwise meet the definition of "major development" but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered "major development".

**259. Major Deviation.**

A change or revision to an approved site plan that affects drainage or traffic on a County roadway or any change to an approved subdivision.

**260. Major Subdivision.**

Any subdivision not classified as a minor subdivision.

**261. Minor Subdivision.**

Any subdivision of land that does not involve: (a) the creation of more than the maximum number of lots specifically permitted by municipal ordinance as a minor subdivision, subdivided within a period of time as defined by each municipality; (b) a planned development; (c) any new street; or (d) the extension of any off-tract improvements. Where there is no municipal requirement, any subdivision of



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land which does not involve the creation of more than three (3) lots, including the remainder of a tract fronting on an existing street and conditions b, c and d above.

**262. Motor Vehicle.**

Land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low speed vehicles. For the purposes of this definition, motor vehicle does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

**263. Motor Vehicle Surface.**

Any pervious or impervious surface that is intended to be used by "motor vehicles" and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, race-tracks, and runways.

**264. Municipal Approval Authority.**

Any municipal official, department, agency or other body having the power of approval of plats or site plans.

**265. Municipality.**

Any city, borough, town, township, or village.

**266. New Jersey Stormwater Best Management Practices (BMP) Manual.**

The manual maintained by the New Jersey Department of Environmental Protection providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the New Jersey Department of Environmental Protection as being capable of contributing to the achievement of the stormwater management standards specified in this chapter. The manual is periodically amended by the New Jersey Department of Environmental Protection as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the New Jersey Department of Environmental Protection determination as to the ability of that best management practice to contribute to compliance with the standards contained in this chapter. Alternative stormwater management measures, removal rates, or calculation methods may be utilized, subject to any limitations specified in this chapter, provided the design engineer demonstrates to the review agency, in accordance with N.J.A.C. 7:8-5.2(g), that the proposed measure and its design will contribute to achievement of the design and performance standards established by this chapter.

**267. Node.**

An area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

**268. Off-site.**

Located outside the lot lines of the lot in question but within the property, of which the lot is a part, which is the subject of a development application or the closest half of the street or right-of-way abutting the property of which the lot is a part.

**269. Off-site Frontage Improvements.**



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Improvements to County roads or drainage facilities, such as traffic signals, intersection improvements, pavement widening, curb, storm sewers, catch basins, culverts or bridges which must be made to accommodate the increased traffic or run-off which would be generated as a result of the development. Off-site frontage improvements will be located outside the lot lines of the lot in question but within the closest half of the street or right-of-way abutting the property. Off-site frontage improvements may be a condition of County Planning Board approval and will be bonded with the municipality prior to construction. The Developer may be required to enter into a Developers Agreement regarding off-site improvements.

**270. Off-tract.**

Not located on the property, which is the subject of a development application, nor on the closest half of the abutting street or right-of-way.

**271. Off-tract Drainage Easement.**

The assignable rights and restrictions granted to the developer or their successors in interest to discharge collected waters upon lands exterior to the site being developed, not located on the property, which is the subject of a development application.

**272. Off-tract Improvements.**

Improvements to County roads or drainage facilities, such as traffic signals, intersection improvements, pavement widening, storm sewers, catch basins, culverts or bridges, which must be made to accommodate the increased traffic or run-off which would be generated as a result of the development. Off-tract Improvements will not be located on the property, which is the subject of a development application, nor on the closest half of the abutting street or right-of-way. Prior to constructing off-tract improvements, the Developer shall post a performance guarantee as established by a Developers Agreement. In lieu of constructing off-tract improvements, the Developer may pay an off-tract improvement fee in an amount to be determined by the County Engineer.

**273. On-site.**

Located on the lot in question and excluding any abutting street or right-of-way.

**274. On-tract.**

Located on the property which is the subject of a development application or on the closest half of an abutting street or right-of-way.

**275. Owner.**

An individual, firm association, syndicate, co-partnership or corporation having proprietary interest in the land sought to be developed able to commence and maintain proceedings to develop the same under a municipal subdivision or site plan ordinance and this Resolution.

**276. Performance Guarantee.**

Any letter of credit, bond, or security approved by the County Counsel which is accepted prior to the Planning Board granting final approval of a development application which ensures that the applicant's contractor fulfills the requirement that certain off-site or off-tract improvements be made as established in a Developers Agreement. Performance Guarantees will be returned to the Developer upon final inspection and final written approval of the completed project by the County Engineer.



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## **277. Pinelands Area.**

That area designated as such by Section 11 of the Pinelands Protection Act (N.J.S.A. 13:18A-1).

## **278. Pinelands Area - Development.**

In the Pinelands Area, development shall mean the change or enlargement of any use or disturbance of any land, the performance of any building or mining operation, the division of land into two or more parcels, and the creation or termination of rights of access or riparian rights, including, but not limited to:

1. A change in type of use of a structure or land;
2. A reconstruction, alteration of the size, or material change in the external appearance of a structure or land;
3. A material increase in the intensity of use of land, such as an increase in the number of businesses, offices, or dwelling units in a structure or on land;
4. Commencement of resource extraction or drilling or excavation on a parcel of land;
5. Demolition of a structure or removal of trees;
6. Commencement of forestry activities;
7. Deposit of refuse, solid or liquid waste or fill on a parcel of land;
8. In connection with the use of land, the making of any material change in noise levels, thermal conditions, or emissions of waste materials; and
9. Alteration, either physically or chemically, of a shore, bank, or flood plain, seacoast, river, stream, lake, pond, wetlands or artificial body of water.

## **279. Pinelands Commission.**

The Commission created pursuant to Sections 4-6 of the Pinelands Protection Act (N.J.S.A. 13:18A-1).

## **280. Pinelands Commission Certificate of Completeness.**

An approval issued by the Pinelands Commission which is a prerequisite to the commencement of any development in any portion of the Pinelands Area located within the jurisdiction of a municipality with an uncertified master plan or land use ordinance. See N.J.A.C. 7:50-4.11 through 4.27. This document shall be entitled Inconsistent Certificate of Filing when the proposed development is not consistent with the requirements of the Pinelands Comprehensive Management Plan.

## **281. Pinelands Commission Certificate of Filing.**

A certificate issued by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.34 and 4.82 that a complete application for development has been filed.

The New Jersey Pinelands Commission oversees land-use and development in the million-acre Pinelands Area of southern New Jersey. This includes reviewing applications for private and public development. For private development, the Commission commonly sends applicants a document called a Certificate of Filing. This certificate is not an approval. Rather, it verifies that a complete application for development has been filed with the Commission. It also enables applicants to seek municipal or county approval for their proposed development.



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Certificates of Filing do not expire and, in most cases, are transferable to future property owners. Because they are not approvals, they do not provide protection from changes in municipal zoning or Pinelands regulations.

**282. Pinelands Commission Certified Municipality.**

A municipality whose Master Plan and land use ordinances have been certified by the Pinelands Commission as being in conformance with the minimum standards of the Pinelands Comprehensive Management Plan

**283. Pinelands Comprehensive Management Plan.**

The Plan adopted by the Pinelands Commission pursuant to Sections 8-10 of the Pinelands Protection Act (N.J.S.A. 13:18A-1).

**284. Pinelands Notice of Filing.**

A notice issued by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.34 that a duplicate copy of an application for development has been received.

**285. Pinelands Development Review Board.**

The agency responsible for the review of and actions on applications for development in the Pinelands Area.

**286. Pinelands Docket Number.**

The number assigned to an application by the Pinelands Commission upon issuance of a Certificate of Filing.

**287. Pinelands Interim Rules and Regulations.**

The regulations adopted by the Pinelands Commission pursuant to the Pinelands Protection Act to govern the review of applications from the adoption of the regulations until the Comprehensive Management Plan took effect on January 14, 1981. These regulations were formerly codified as N.J.A.C. 7:1G-1 et seq.

**288. Pinelands Major Development.**

Any division of land into five or more lots; any construction or expansion of any housing development of five or more dwelling units; any construction or expansion of any commercial or industrial use or structure on a site of more than three acres; or any grading, clearing or disturbance of an area in excess of 5,000 square feet.

**289. Pinelands National Reserve.**

That area designated as such by Section 3(i) of the Pinelands Protection Act (N.J.S.A. 13:18A-1; the approximately 1,000,000 acre area so designated by the Federal Act and generally depicted on the map entitled "Pinelands National Reserve Boundary Map" numbered NPS/80,011A and dated September, 1978.

**290. Pinelands Preservation Area.**

That area designated as such by Section 11 of the Pinelands Protection Act (N.J.S.A. 13:18A-1).



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**291. Pinelands Pre-Application Conference Orders.**

A letter issued by the Executive Director of the Pinelands Commission to an applicant at the conclusion of a pre-application conference indicating whether any of the Pinelands Commission application requirements are to be waived or any additional information is to be submitted.

**292. Pinelands Protection Area.**

All land within the Pinelands area which is not included in the Preservation Area.

**293. Pinelands Uncertified Municipality.**

A municipality whose Master Plan and land use ordinances have not been certified by the Pinelands Commission as being in conformance with the minimum standards of the Pinelands Comprehensive Management Plan.

**294. Preliminary Approval.**

The conferral of certain rights prior to final approval after specific elements of a development plan for a preliminary major subdivision or site plan have been agreed upon by the Board and the applicant.

**295. Preliminary Plat.**

The preliminary map of a subdivision indicating the layout of the development, which is presented to the Board for consideration and preliminary approval, in accordance with the provisions of this Resolution.

**296. Resubdivision.**

The further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law, or (b) the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law but does not include conveyances so as to combine existing lots by deed or other instrument.

**297. Right-of-Way line.**

The line determining the limit between the access rights of the public and adjoining private property.

**298. Road Easement.**

The assignable rights and restrictions given to Ocean County for the purpose of installation of utilities, or for construction, reconstruction, widening, repairing, maintaining or improving a County road, or for the construction, reconstruction or alteration of facilities related to the safety, convenience or carrying capacity of the County road, including drainage facilities, traffic control devices, bikeways and pedestrian walkways, or for purposes of maintaining a clear sight area.

**299. Road Opening Permit.**

The permit issued by the County Engineer approving the construction or reconstruction of utility extensions, connections or maintenance, curb, driveway and sidewalk construction, soil erosion control measures, or any similar operation involving occupying, opening, excavating or connecting into any portion of a County road or any portion of a County road right-of-way.



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## **300. Sight Triangle or Sight Easement.**

The triangular area or assignable rights and restrictions to the triangular area established at street or driveway intersections in accordance with the requirements of this Resolution, in which nothing shall be erected, placed, parked, planted, or allowed to grow in such a manner as to obstruct vision.

## **301. Siltation Basin.**

A temporary facility designated to collect silt and eroded soil resulting from the construction activities of a development for the purpose of limiting the deposit of silt and eroded soil in watercourses or drainage facilities, also referred to as a sedimentation basin.

## **302. Site Plan.**

A development plan of one or more lots on which is shown (a) the existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, drainage, floodplains and waterways; (b) the locations of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, opposite side of road features, paper streets, drainage facilities, utility services, landscaping, structures and signs, lighting, screening devices, and (c) any other information that may be reasonably required in order to make an informed determination pursuant to this Resolution for the review and approval of site plans by the Board.

## **303. Soil Erosion and Sediment Control Plan.**

A plan submitted by an applicant to control erosion and sediment from stormwater runoff.

## **304. Streets.**

Any street, avenue, boulevard, road, lane, parkway, or freeway, which is an existing State, County or Municipal roadway, or a street or way shown upon a plat heretofore approved pursuant to law and including the land between the right-of-way lines, whether improved or unimproved, and comprising all pavement, shoulders, gutters, curbs, sidewalks, parking areas and other improvements within the right-of-way lines.

## **305. Subdivision.**

The division of a lot, tract, or parcel of land into two (2) or more lots, tracts, parcels or other divisions of land for sale or development. The following shall not be considered subdivisions within the meaning of this Resolution, if no new streets are created; (a) divisions of land found by the Board to be for agricultural purposes where all resulting parcels are five (5) acres or larger in size, (b) division of property by testamentary or intestate provisions, (c) divisions of property upon court order, including but not limited to judgements of foreclosure, (d) consolidation of existing lots by deed or other recorded instrument, and (e) the conveyance of one or more adjoining lots, tracts or parcels of land owned by the same person or persons. In the Pinelands Area only, (b), (c), (d), and (e) above shall not be considered subdivisions within the meaning of this Resolution if no new development occurs or is proposed in connection therewith. The term "subdivision" shall also include the term "resubdivision".

## **306. Tidal Wetlands.**

As defined in N.J.S.A. 13:9B-1 et seq. consisting generally of any bank, marsh, swamp, meadow, flat, or other low land subject to tidal action in the State of New Jersey along any inlet, estuary, or tributary



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waterway including those areas now or formerly connected to tidal water whose surface is at or below an elevation of one (1) foot above local extreme high-water line.

### **307. Traffic Report.**

A Traffic Report is an analysis to determine how traffic generated by the proposed application will be served by the existing and future road network. Traffic Reports shall be prepared in accordance with NJDOT and Ocean County Engineering Department standards. Traffic Reports shall be completed, signed and sealed by a New Jersey licensed professional engineer. Traffic Reports shall include the following unless otherwise directed by the County Engineer:

1. Executive summary
2. Transportation system inventory
3. Development description
4. Pre-application meeting summary
5. Existing conditions traffic data collected within 2 years of the application date, including but not limited to ATR data, turning movement counts, pedestrian counts, vehicle classifications data, and queue length data. Count data shall not to be collected on Mondays, Fridays or holidays. Seasonal factors or weekend counts may be required as directed by the County Engineer.
6. Background growth rate projections, including justification of methodology. Growth calculations shall be based on NJDOT growth rates or the current Ocean County Transportation Model as directed by the County Engineer
7. Trip generation calculation(s) per the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Specify the land use code(s) utilized in the calculations. If local trip generation rates are applicable, a justification report shall be provided including, but not limited to, counts taken at a minimum of two (2) similar sites.
8. Directional trip distribution, including justification of methodology. Provide the number and percentage of trips oriented to and from north, south, east and west. Define number and percentage of trips to County roadways within the project area.
9. Level of service and capacity analysis per the current edition of the Highway Capacity Manual, including existing, no-build and 10 year build conditions for morning, mid-day and evening peak hours of adjacent street traffic, or as directed by the County Engineer.
10. 95% queue analysis
11. Gap analysis
12. Progression analysis, when multiple signals are within the project area or as directed by the County Engineer. Calibrated models shall be prepared using Synchro software with Sim Traffic simulation to show queuing. Verify software version with County prior to preparing model. A calibration memo shall be providing stating if default software factors were modified. Provide hard copy and electronic files.
13. Signal warrant analysis
14. Vehicular and pedestrian clearance calculations
15. Timing directive. The County's template shall be utilized for the directive as well as the vehicular and pedestrian clearance calculations. Provide hard copy and electronic files.
16. Parking analysis
17. Design vehicle turning movement analysis



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18. Large vehicle traffic analysis
19. Sight distance analysis
20. Summary figures and tables
21. Mitigation
22. Conclusions
23. Any additional traffic information as may be required by the County Engineer.

**308. Watercourse.**

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 watercourses which have been artificially realigned or improved.

**309. Water Quality Standards.**

Surface water and groundwater quality standards established by the New Jersey Department of Environmental Protection in rules cited as N.J.A.C. 7:9B, Surface Water Quality Standards, N.J.A.C. 7:9C, Groundwater Quality Standards, and N.J.A.C. 7:8, Stormwater Management Rules.



# CHAPTER 300

## Submission and Approval Procedures



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### **300. SUBMISSION AND APPROVAL PROCEDURES**

#### **301. Review and Approval Required.**

Any proposed subdivision(s) of land within Ocean County shall require an application to be submitted to the Ocean County Planning Board for review and approval as per New Jersey County Planning Act N.J.S.A. 40:27-6.2. County Planning Board approval is required for all proposed subdivisions that affect County road or drainage facilities.

All applications for site development, for change of use and for modification to site facilities of a commercial or industrial use located along a County Road or affecting County drainage facilities shall be submitted to the Board for review and approval. Site plan review shall not be required for one and two-family dwellings, or for permitted accessory uses incidental to one and two-family dwellings, or site plans for land development not along a County Road that include less than one acre of total impervious surfaces (combined existing and proposed).

In accordance with the Municipal Land Use Law, (N.J.S.A. 40:55D-1 et seq.) municipal approval of a subdivision or site plan shall not be granted by the municipal approval authority unless said application is first approved by the Ocean County Planning Board. Municipal approval, however, may be granted prior to action by the County if said approval is conditioned upon favorable report and approval by the Ocean County Planning Board.

#### **302. Request for Informal Pre-application Review.**

A prospective applicant may meet with the County Engineering Department for an informal pre-application meeting prior to formal application. A fee shall not be charged for such informal pre-application review. Recommendations made by the County Engineering Department at this informal pre-application conference are non-binding. The Applicant shall submit meeting minutes to the County within one (1) week of the meeting.

#### **303. Filing.**

Applications for subdivision approval or site plan approval shall be submitted to the Ocean County Planning Board by the applicant who may simultaneously submit to the municipal approval authority unless local regulations require otherwise. If required by local regulations, a designated municipal official may receive said applications on behalf of the municipal approval authority. In such cases a letter of transmittal signed by the municipal official designated to receive said applications shall accompany each submission to the Board.

Applications shall be filed by noon (12:00 p.m.) no less than seven (7) days prior to the next regularly scheduled meeting of the Ocean County Planning Board and shall be reviewed for administrative completeness and all applications must be accompanied by the payment of applicable fees in order to be included on the agenda. Payment of fees shall be by check or money order payable to Treasurer, County of Ocean.

All applicants are solely responsible for obtaining written consent from all property owners to include their lots in the application plans, including the acquisition of necessary property interests from all adjacent landowners, when County road improvement are necessitated on lands outside the Applicant's ownership as a result of their County Site Plan or Subdivision application.

#### **304. Determination of Completeness.**

An application will not be determined to be formally filed and administratively complete until the appropriate fee, proper number of plats, County all complete application forms, with all complete and accurate checklist items, and other required information have been submitted in accordance with Section 400 of



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this Resolution. The Ocean County Planning Board will notify the applicant within ten (10) days of receipt if package is administratively incomplete. The time period for action by the County Planning Board shall not begin until after an application has been deemed administratively complete. The Applicant and the (municipal approval) authority shall be notified in writing within thirty (30) days of submittal as to whether the application is approved, approved with conditions, or technically incomplete and the date of such determination. If the application is determined to be incomplete, a list of information required for a complete submission shall be provided.

If the development is located in the Pinelands Area, the application shall not be considered complete unless it is accompanied by a Certificate of Filing, a Notice of Filing or Certificate of Completeness, or other notification from the Pinelands Commission pursuant to N.J.A.C. 7:50-4.34 or 4.17 as stated below.

- A. Certificate of Filing or Notice of Filing issued pursuant to N.J.A.C. 7:50-4.34 or until January 14, 1991, evidence of prior approval from the Pinelands Development Review Board or Pinelands Commission pursuant to the Interim Rules and Regulations.
- B. Certificate of Completeness issued pursuant to N.J.A.C. 7:50-4.17.
- C. Notification from the Pinelands Commission that prior municipal development approval complies with the Pinelands Comprehensive Management Plan requirements.
- D. If the development is located in the Pinelands Area, written notification will be given by the County to the Pinelands Commission, by mail, within seven (7) days after a determination is made by the County Planning Board that an application for development is complete or if a determination is made by the County Planning Board that an application which was previously filed has been modified. Said notice shall contain the information specified in N.J.A.C. 7:50-4.35 (b).

## **305. Distribution and Review of Plans.**

A copy of the application, plans, and related materials submitted by an applicant seeking subdivision or site plan approval shall be provided to the Ocean County Engineering Department for an engineering evaluation in accordance with the standards set forth in this Resolution. The County Planning Board shall not act on any application until a report from the County Engineering Department has been received. Said report shall contain the County Engineering Department's recommended conditions of approval or a list of items needed to make the application technically complete.

## **306. Approval Time Period.**

The Ocean County Planning Board shall approve, conditionally approve, deem technically incomplete, or deny an application within thirty (30) days of deeming said application as administratively complete, or within an additional thirty (30) day period by mutual agreement between the Planning Board and the municipal approving authority, with approval by the applicant. Any such extension shall so extend the time period within which a municipal approving authority shall be required by law to act thereon. Should the Board fail to act within this 30-day period, and fail to receive an approved extension of time, said application shall be deemed to have been approved, and the Secretary of the Board shall, upon written request of the applicant, issue certification as to the failure of the Board to act, and said certification shall be sufficient authorization for further municipal action on the application and for acceptance thereof for filing by the County Recording Office.



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### **307. Appearance before County Planning Board.**

All applicants have the right to appear before the Board when the Board is considering an application at a regularly scheduled Planning Board meeting. Applicants may appear in person or be represented by an attorney; provided, however, that should the applicant be a corporation, it must be represented by an attorney.

### **308. Actions Taken.**

If the County Planning Board approval is required in accordance with Section 301 of this Resolution, the County Planning Board shall either approve, conditionally approve, or deny approval of the subdivision or site plan application.

For applications for development in the Pinelands Area, the County Planning Board may revoke or modify conditions of preliminary approval or final approval consistent with the provisions of Section 314 of this Resolution; provided, however, that such actions are subject to the reconsideration and judicial review provisions of Section 315 of this Resolution.

### **309. Notification of Action.**

Any action taken by the Ocean County Planning Board on an application for subdivision or site plan approval shall be duly set forth in the official minutes of the Ocean County Planning Board with a copy to be submitted to the municipal approval authority, and if the development is located in the Pinelands Area, to the Pinelands Commission. Said minutes shall set forth all conditions required for County approval, and if disapproved, all reasons for said disapproval. Said minutes may also include non-binding advisory comments relating to planning matters. The Planning Board meeting minutes are accessible on the Ocean County Planning Board website.

The County Planning Board shall notify the Pinelands Commission of all approvals (preliminary or final) and denials of development in the Pinelands Area, whether the approval occurs by action or inaction of the County Planning Board or an appeal of the County Planning Board decision. The County Planning Board shall give notice to the Commission within five (5) days of the approval. Said notice shall contain the information specified in N.J.A.C. 7:50-4.35(d) and (e).

### **310. Amendments.**

If the Planning Board requires any substantial revisions to the layout of improvements proposed by the applicant that have been the subject of a hearing, an amended application for development shall be submitted and proceeded upon as in the case of the original application for development. Fees for such amended application shall be in accordance with Section 321.

### **311. Subdivision and Site Plan Approval Requirements.**

Board approval of the submitted subdivision or site plan application shall be granted upon a finding that the plan complies with the following standards and regulations:

- A. The applicant has submitted applications, plats, and associated materials containing all of the information and data as required in this Resolution.
- B. The details of the plat are in accordance with the standards of this Resolution and are consistent with the County Comprehensive Master Plan, Official Map, Recordation Act, and other requirements in existence at the time of application.



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- C. All parking and traffic related issues shall be reasonably resolved as determined by the County Engineer and the plan shall provide for the safe and efficient passage of traffic.
- D. Adequate provisions are made so as to prevent any surface and subsurface drainage problems relating both to quantity and quality of runoff.
- E. Applicable provisions of the Pinelands Comprehensive Management Plan have been met.
- F. Prior to granting final approval for a minor subdivision, major subdivision, site plan, or the Planning Board must be in receipt of all required executed and recorded deeds and easement forms. Approval may be granted conditioned upon the receipt of all required deeds and easements.
- G. All appropriate wetlands delineations are certified by the Pinelands Commission or the NJDEP for all minor subdivisions, major subdivisions and site plan applications.

## **312. Stamping & Signing Procedure**

After final approval is granted, Ocean County Planning Board will stamp and sign a mylar of the final plat and/or a mylar of the site plan cover sheet. Ocean County Planning Board Chairman will sign mylars at the Planning Board meeting with the conditional approval date. Paper copies will not be accepted for stamping or signing.

Subsequent to final Ocean County Planning Board approval, Ocean County Engineering shall stamp paper copies of the approved County road improvement plans so that they can be submitted for a Road Opening permit.

## **313. Simultaneous Review and Approval of Subdivisions and Site Plans.**

The Board shall have the power to review and approve or deny site plans simultaneously with review for subdivision approval without the applicant being required to make further application to the Board or the Board being required to hold further hearings. However, separate applications must be submitted for subdivision and site plans.

## **314. Outside Jurisdictional Approval or Waiver of same.**

All applications shall be required to submit any approval, waiver, or exemption from the requirements of any outside agency which may have statutory review authority over the proposed site plan and/or subdivision application. The Board shall have the power to grant preliminary approval of an application subject the furnishing of the required documents, except for development applications located in the Pinelands Area, which shall be subject to the filing requirements of N.J.A.C. 7:50-4.34 or 4.17 and Section 304 of this resolution. The Board shall not grant final approval of any application until the Board has received all the required approvals and/or waivers required.

## **315. Pinelands Commission Review of County Approval.**

- A. Upon receipt by the Pinelands Commission of a notice of approval pursuant to Section 309, the application for development approval shall be reviewed in accordance with the provisions of N.J.A.C. 7:50-4.37 through N.J.A.C. 7:50-4.42. The approval by the County shall not be effective and no development shall be carried out prior to a determination of whether the development approval will be reviewed by the Commission. If the applicant is notified that the Commission will review the application for development, no development shall be carried out unless such review has been completed and the Commission has approved or approved



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with conditions of the proposed development and the provisions of N.J.A.C. 7:50-4.38(d) have been fulfilled.

- B. Prior to January 14, 1991, approvals issued by the Pinelands Development Review Board, or the Pinelands Commission under the Interim Rules and Regulations may serve as the basis for Pinelands Commission review of agency approvals under this Section.
- C. Although the Pinelands Commission shall be notified of all denials of applications for development in the Pinelands Area, no such denial actions are subject of further review and action by the Pinelands Commission.

### **316. Effect of Pinelands Commission's Decision on County Approval.**

If the Pinelands Commission disapproves any application for development previously approved by the County Planning Board, the County Planning Board shall revoke its approval within thirty (30) days and shall thereafter deny such application as per N.J.A.C. 7:50-4.38(d)(1).

If the Pinelands Commission approves a decision of the County Planning Board subject to conditions, the County Planning Board shall modify its approval to include all conditions imposed by the Commission within thirty (30) days; and, if final approval of the application is required, shall grant such final approval only if the application demonstrates that the conditions specified by the Commission have been or will be met by the applicant.

### **317. Reconsideration and Judicial Review.**

The County Planning Board may request a reconsideration of any determination made by the Executive Director of the Pinelands Commission as provided by N.J.A.C. 7:50-4.91 and judicial review of any determination or order of the Pinelands Commission as provided by Section 20 of the Pinelands Protection Act (N.J.S.A. 13:18A-1), N.J.A.C. 7:50-4.92 or other applicable statute(s).

### **318. Public Development in the Pinelands Area.**

All development proposed by the County or any other public agency thereof in the Pinelands Area shall be subject to the provisions of this Resolution and shall comply with all the applicable requirements of public development set forth in N.J.A.C. 7:50-4.51 et seq. and all the standards for development review set forth in Sections 304, 308, and 313.

### **319. Changes after Approval.**

After approval has been granted, changes or alterations to the approved plan shall not be made without further review and approval of the alterations or changes by the County Planning Board.

In the event it becomes necessary to deviate from the approved plan due to site conditions which first appear during construction, and which would affect a County road or a County drainage facility, the applicant shall notify and obtain the approval of the County Engineer before such deviation shall be made. Major deviations that substantially revise the approved plan shall be submitted for an amended site plan approved by the Planning Board.

### **320. Length of Approvals.**

All subdivision and site plan approvals granted by the Ocean County Planning Board under the terms of this Resolution shall be valid for the following time periods in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.):



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- A. Minor Subdivision - two (2) years from the date of approval.
- B. Preliminary Major Subdivision - three (3) years from the date of approval.
- C. Final Major Subdivision - two (2) years from the date of approval.
- D. Site Plan - three (3) years from the date of approval if said application has received preliminary approval only from the municipal approval authority, and two (2) years from the date of approval if the applicant has received final approval from the municipal authority.
- E. Extensions shall be granted consistent with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.).

## **321. Application Fees.**

Application fees shall be submitted in accordance with the Ocean County Planning Board's adopted fee schedule. The County's fee schedule is subject to annual review. Any changes in fees will be approved by the Ocean County Planning Board and notification will be provided in the minutes, and Planning Board website.

- A. Application fees shall be charged for the review of all land subdivisions and site plans submitted to the County Planning Board. Application fees shall be submitted in accordance with the following fee schedule or subsequent revisions adopted by Resolution of the Board of Commissioners.
- B. Current fee schedule.

### **Site Plan**

Non- residential - \$250

Total standard/ EV parking spaces - \$10 per space

Total banked parking spaces - \$10 per space

Total truck bay / loading area - \$15 per space

Multi- family residential- \$250

Total Units - \$10 per new dwelling unit

Industrial use / warehouse which contains one (1) or more acres of impervious surface- \$500

Total square feet of gross floor area (\$10 per 1,000 square feet of gross floor area)

OR

Total standard / EV parking spaces - \$10 per spaces

Total banked parking spaces - \$10 per space

Total truck bay / loading area - \$15 per space

### **Minor Subdivision**

Minor Subdivision which DOES NOT abut a County road - \$100

Minor Subdivision that DOES abut a County road - \$200

Total new lot(s) - \$25 per new lot

### **Major Subdivision**

Major subdivision which DOES NOT abut a County road - \$250

Total new lot(s) - \$50 per new lot



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Major Subdivision that DOES abut a County road - \$500

Total new lot(s) - \$50 per new lot

- C. The maximum fee charged for review shall not exceed \$10,000 unless such limit shall be revised by Resolution of the Board of Commissioners.
- D. Application fees shall not be charged for review of plans submitted by State, County and municipal governments, and churches, schools, hospitals, and secular non-profit institutions with appropriate documentation.

Only municipal government may be exempt from off-tract traffic and drainage improvement fees or installation of the improvements.
- E. The applicant shall make payment by check or money order made payable to the Treasurer, County of Ocean. Application fees shall not be refunded if the application is disapproved or if the application is withdrawn by the applicant. If the Board fails to complete its review within the statutory time period, the fee may be returned to the applicant upon written request provided that a formal request was not made by the County Planning Board for a time extension to continue its review.

## **322. Dedication of Road Right-of-Way.**

- A. Required Dedication. As a condition to the approval of a subdivision or site plan application, the Board shall require the dedication of additional right-of-way for County roads in accordance with the County Comprehensive Master Plan and County Right-of-Way Map. On an existing road, the additional right-of-way required shall be that portion of the site which abuts a County road and which lies between the existing right-of-way and the proposed future right-of-way line for the County Road. Where the proposed future right-of-way lines for existing County roads are drawn so that the total additional right-of-way is to be secured from only one side of the County Road, that additional right-of-way shall be required to be dedicated as a condition to the approval of a development plan. In this event, the building setback line shall be measured from the future right-of-way line. In the Pinelands Area, the building setback line must be a minimum of two hundred (200') feet from the centerline of the future roadway for applications located in the Preservation Area, Forest Area District or Rural Development District unless the applicant can demonstrate compliance with N.J.A.C. 7:50-6.104.
- B. Waiver. The Board may waive dedication of any area that includes existing structures or that exceeds ten (10%) percent of the total land area encompassed by the land development.
- C. Form of Dedication. In order to effect dedications required by this Section, a deed or easement for such lands shall be furnished to the County in a form approved by County Counsel. Once the document and the metes and bounds descriptions have been approved by the County Engineer, the document shall be executed and provided to the Ocean County Planning Board who shall record the document at the County Clerk's office. Nothing in this Section shall affect previous dedications of land to the County not furnished by deed.

## **323. New Jersey Stormwater Best Management Practices Manual.**

In furtherance of the purposes of this Resolution, alternatives which may provide acceptable solutions for stormwater management shall be designed in accordance with Stormwater Best Management Practices Manual (N.J.A.C. 7:8).

## **324. Appeals.**



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Any person aggrieved by the action of the County Planning Board in regard to a site plan or subdivision review and approval may file an appeal in writing to the Board of Commissioners within ten (10) days after the date of notice by certified mail of said action as per N.J.S.A. 40:27-6.9. The Board of Commissioners shall consider such 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 applicant and to the following officials as deemed appropriate for each specific case: the municipal clerk, municipal planning board, board of adjustment building inspector, zoning officer, Pinelands Commission, and the County Planning Board. The Board of Commissioners shall render a decision within thirty (30) days from the date of the hearing.

A copy of the decision by the Board of Commissioners shall be mailed by certified mail to such of the following officials as deemed appropriate for each specified case: the Municipal Clerk, Municipal Planning Board or Board of Adjustment, Building Inspector, Zoning Officer, Pinelands Commission, and the County Planning Board.

**325. Non-Compliance with Conditions of Approval.**

Failure to comply with any of the conditions associated with a County site plan and subdivision approval may be grounds for any or all of the following actions:

- A. Refusal of the County to issue a road opening permit for said subdivision or site development;
- B. A request to the local building inspector to revoke or to withhold the local building permit and/or certificate of occupancy for said development;
- C. Appropriate court action initiated by the County Planning Board.



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## Submission Details



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## 400. SUBMISSION DETAILS

### 401. Materials and Information to be submitted with Minor Subdivision Application.

The following documents shall be submitted when making minor subdivision applications: Three (3) completed County Application forms and three (3) legible prints of the plat and any other information required hereunder. The plat of a minor subdivision shall be drawn at a scale of not more than fifty (50') feet to the inch by a surveyor licensed in the State of New Jersey and shall be of a size to conform to the specifications of the Recordation Act. A digital copy must accompany the submittal, in addition to the hard copy. The plat shall show or be accompanied by the following information:

- A. A key map at a scale of not more than five hundred (500') feet to the inch showing the location of the tract to be subdivided and its relationship to surrounding areas within one thousand (1,000') feet of its boundaries. The intersection of at least two (2) public streets, together with the names of such streets, shall also be shown.
- B. A title block is to be in accordance with State approved title block requirements. This title block is to contain the title of the map, the tax map sheet, block and lot numbers, the name, address, license number, signature and embossed seal of a Professional Land Surveyor and, if applicable, the Professional Engineer who prepared the plan details, the date of survey, the date of original plan preparation and a box for recording revision dates, all to appear in the lower right-hand corner of the plats and plans.
- C. A current survey prepared by a surveyor licensed in the State of New Jersey or certification of a licensed land surveyor as to boundaries and physical conditions. Such certification shall include the name, address, license number, signature, seal, and date of survey.
- D. Notes adjacent to the title box shall include the name and address of the owner of the tract being subdivided and of the subdivider, if different from the owner.
- E. The names of all adjacent landowners within 200' as disclosed by current tax records. Block and lot numbers shall also be provided.
- F. North arrow oriented up or to the right, reference meridian, and graphic scale per industry standards.
- G. The location of the tract to be subdivided in relation to any larger tract of which it is a part.
- H. The layout of the proposed subdivision indicating all lot lines and the dimensions thereof in feet and decimals of a foot, as well as the acreage of the entire tract and of each proposed lot. Minimum setback lines and lot lines to be eliminated shall also be shown.
- I. The location, size, and use of all existing structures.
- J. 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 the approving municipality or to the County of Ocean. When the subdivision abuts a County road, existing right-of-way half width and full width as well as the proposed County Master Plan right-of-way half widths and full widths shall be shown on the plat.
- K. The location and width of all existing and proposed bikeways within and adjoining the proposed site and all bikeway space required to be reserved under Section 612 of this Resolution.
- L. The location and dimensions of existing profiles, cross-sections, traffic striping, and pavement markings of existing streets and highways be shown on the plans. The typical cross-section of streets shall clearly indicate the type, width and depth of pavement, and the location of curb, sidewalks, utility poles, and shade tree planting strips. At intersections of streets or streets and driveways, any existing or proposed sight triangles and the radius of curb lines shall be clearly



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indicated. When the subdivision abuts a County road, all features, including but not limited to, pavement striping and markings, pavement half width and full width shall be shown on the plat.

- M. If deemed necessary by the County Engineer, the location, size and direction of flow of all watercourses, including applicable floodway and flood hazard boundaries, and the location, size and type of all drainage facilities, culverts, bridges, roadways, curbs, sidewalks, driveways and wooded areas on the site and within two hundred (200') feet of the property may be required. When the subdivision abuts a County road, all features, including but not limited to, drainage facilities, culverts, bridges, roadway curb, sidewalks, driveways and wooded areas within two hundred (200') feet of the subdivision shall be shown on the plat.
- N. If deemed necessary by the County Engineer, detailed information on watercourses and storm drainage systems which is required for preliminary major subdivision approval in Subsection 402:G and 402:H of this Resolution may be required.
- O. One (1) copy of Delineation of all Freshwater and/or Tidal Wetlands with Letter of Interpretation (L.O.I.) issued by the New Jersey Department of Environmental Protection.
- P. Proof of filing for all New Jersey Department of Environmental Protection's Land Resource Protection permits that may be required for the development.
- Q. If deemed necessary by the County Engineer, detailed information on sanitary sewage facilities, water mains and other utilities may be required.
- R. Such other information as may be required by the Board in order to make an informed decision and meet the requirements of this Resolution.
- S. When use of the required scales for preparation of the plat or key map will result in unnecessarily large drawings, multiple sheets or other hardship to the applicant, the County Engineer may designate a suitable scale sufficient to clearly and legibly show all necessary details.
- T. At least two (2) mylar copies of the plat must be available for signing for recording purposes at the meeting at which final action will be taken.

## 402. Materials and Information to be submitted with Preliminary Plat for Major Subdivision.

The following documents shall be submitted when making application for preliminary subdivision approval: Three (3) completed County application forms and three (3) legible prints of the plat and any other information required. The preliminary plat shall be clearly and legibly drawn or reproduced at a scale of not more than fifty (50') feet to the inch. Preliminary plats shall be designed and drawn by a surveyor licensed in the State of New Jersey and shall be of a size to conform to the specifications of the Recordation Act. All engineering details shall be certified by an engineer licensed in the State of New Jersey. A digital copy must accompany the submittal, in addition to the hard copy. The plat shall show or be accompanied by the following information:

- A. All information required under Section 401 of this Resolution for a minor subdivision.
- B. The certified list of names of all adjacent landowners within 200' as disclosed by current tax records. Block and lot numbers shall also be provided.
- C. Elevations to be based upon United States National Geodetic Survey Datum (NGVD) showing existing contours with the intervals of one (1) foot where slopes are seven percent (7%) or less, two (2) feet where slopes are more than seven percent (7%) but less than fifteen percent (15%), and five (5) feet where slopes are fifteen percent (15%) or more. Where changes in grade are proposed, finished grades, and proposed contours shall be indicated. Topographic data shall be provided for the entire site, as well as suitable overlap onto adjacent properties as deemed necessary to determine the existing drainage and grading patterns.



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- D. Spot elevations on existing structures, pavements, walks or other physical features, with sufficient detail to determine existing conditions.
- E. Proposed elevations of the site shall be indicated by spot elevations at the corners of all buildings and lots and at changes in grade. Finished first floor and garage floor elevations shall also be shown for all buildings.
- F. Profiles and cross-sections of existing and proposed streets within the development and existing streets and highways abutting the development shall be provided. The typical cross-section of streets shall clearly indicate the type, width and depth of pavement, and the location of curb, sidewalks, and shade tree planting strips. At intersections of streets or streets and driveways, any existing or proposed sight triangles and the radius of curb lines shall be clearly indicated.
- G. The following information shall be shown for all existing watercourses:
  - 1. Cross-sections of watercourses at an appropriate scale showing the extent of the floodplain for a one hundred (100) year storm, if defined, top of bank, normal water level and bottom elevations at the following locations:
    - a. At any point where a watercourse crosses a boundary of the site.
    - b. At one hundred (100') foot intervals for a distance of five hundred (500') feet upstream and downstream of any proposed culvert or bridge within or adjacent to the development.
    - c. Immediately upstream and downstream of any point of juncture of two (2) or more watercourses.
    - d. At a maximum of five hundred (500') foot intervals along all watercourses which run through or adjacent to the site.
  - 2. Profiles of stream beds five hundred (500') feet upstream and downstream from proposed property limits of development.
  - 3. When ditches, streams, brooks, or watercourses are to be altered, improved, or relocated, the method of stabilizing slopes and measures to control erosion and siltation, as well as typical ditch sections and profiles resulting from said alteration, improvement or relocation shall be shown.
  - 4. 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, the applicant shall be required to submit the improvement to the New Jersey Department of Environmental Protection, Division of Land Resource Protection. Proof of filing shall be provided to the County Planning Board.
- H. Plans and computations for any storm drainage systems including the following:
  - 1. A drainage plan with (a) the drainage area delineated; (b) contributory areas given in acres; and (c) the existing and proposed runoff for the two (2), ten (10) and one hundred (100) year storms. If located in the Pinelands Area, the calculations for the fifty (50) year, twenty-four (24) hour storm shall also be provided.
  - 2. All existing or proposed storm sewer lines within or adjacent to the development showing size and profile of the lines, direction of flow and the location of each manhole, inlet and catch basin.
  - 3. The location and extent of any existing or proposed dry wells, groundwater recharge basins, retention basins or other stormwater management measures.
  - 4. The total acreage upstream of the development which is in the drainage basin of any watercourse running through or adjacent to the development.



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5. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage in the development which drains to the structure.
6. Permeability tests providing acceptable infiltration rates performed in the location of any proposed infiltration basins.

- I. The location and extent of drainage and conservation easements, flood hazard area lines, and riparian zone lines.
- J. The location, extent, and water level elevation of all existing or proposed lakes or ponds within or adjacent to the development.
- K. Plans showing existing and proposed sanitary sewage facilities, water mains or any other utilities and the easements to accommodate them, including the location, size, depth, slope, and connections to existing facilities where appropriate. Treatment plants and pumping stations shall also be shown.
- L. For those developments in the Pinelands Area for which a Certificate of Filing is required under Section 304 of this Resolution, a copy of the Pinelands Comprehensive Certificate of Filing shall be submitted. The soil, vegetation, and drainage maps required by the Pinelands Commission shall also be submitted.
- M. Any traffic report, drainage report, air quality analysis and/or noise analysis as required by the Planning Board.
- N. When use of the required scales for preparation of the plat or key map will result in unnecessarily large drawings, multiple sheets or other hardship to the applicant, the County Engineer may designate a suitable scale sufficient to clearly and legibly show all necessary details.

## **403. Materials and Information to be submitted with Final Plat for Major Subdivision.**

The following documents shall be submitted when making application for final subdivision approval: Three (3) completed County application forms, one (1) mylar copy of the plat, and three (3) legible prints of the plat. The final plat shall be drawn at a scale of not more than fifty (50') feet to the inch and shall be prepared by a surveyor licensed in the State of New Jersey. A digital copy must accompany the submittal, in addition to the hard copy. The plat shall be designed in compliance with all of the provisions of the Recordation Act and shall show or be accompanied by the following information:

- A. All requirements for drainage easements, encroachment lines, sight triangles and new or additional rights-of-way or easements for County roads as shown on the approved preliminary plat. 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 Ocean County Planning Board for processing as a new preliminary plat.
- B. All required executed and recordable easement or dedication forms.
- C. Detailed plans and specifications for all proposed culverts and bridges which may become structures under County jurisdiction and for improvements to existing County culverts or bridges as well as a permit from the New Jersey Department of Environmental Protection, Division of Land Resource Protection indicating their approval of the proposed facility.
- D. A map showing all required improvements to County roads and drainage facilities in exact location and elevation, identifying those portions already installed and those to be installed, and that the applicant has complied with one or both of the following:
  1. Installed all improvements to County facilities in accordance with the requirements of this Resolution and the conditions of preliminary approval.



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2. Posted a performance guarantee in favor of the approving municipality in sufficient amount to assure completion of all required improvements to County facilities.

- E. Copies of all "will serve letters" provided to the municipal planning authority for the Site Plan and Major Subdivision application.

## 404. Materials and Information to be submitted with Site Plans.

The following documents shall be submitted when making application for final site plan approval: Three (3) completed County application forms and three (3) legible prints of the site plan and any other information required hereunder. A digital copy must accompany the submittal, in addition to the hard copy. The sizes of all maps and plans of any proposed land development shall be of a size that conforms with the specifications of the Recordation Act. The site plan shall be clearly and legibly drawn or reproduced at a scale of not more than fifty (50') feet to the inch. For topographical and boundary survey information, the site plan shall be signed and sealed by a licensed Land Surveyor and shall indicate the date of survey. For all elements of design, including drainage, pavements, curbing, walkways, embankments, horizontal and vertical geometrics, utilities and all pertinent structures, drawings shall be signed and sealed by a licensed Professional Engineer. The plan shall show or be accompanied by the following information:

- A. A key map at a scale of one (1") inch equals five hundred (500') feet showing the location of the property and its relationship to surrounding areas within one thousand (1,000') feet of its boundaries. The intersection of at least two (2) public streets, together with the names of such streets, shall also be shown.
- B. A title box containing the title of the map, the tax map sheet, block and lot numbers, the name, address, license number, signature, and embossed seal of the State of New Jersey licensed engineer who prepared the engineering details, the date of the original plat preparation and a box for recording revision dates, all to appear in the lower right-hand corner of the site plan.
- C. A current survey prepared by a surveyor licensed in the State of New Jersey or the certification of a licensed land surveyor as to boundaries and physical conditions. Such certification shall include name, address, license number, signature, seal, and date of survey.
- D. Notes adjacent to the title box shall include the name and address of the owner and of the applicant, if different from the owner.
- E. The certified list of names of all adjacent landowners within 200' as disclosed by current tax record. Block and lot numbers shall also be provided.
- F. North arrow oriented up or to the right and a graphic scale in accordance with industry standards.
- G. The location, size, type, and specifics of all existing and proposed utilities, storm drainage facilities and easements necessary to service the site, plus all design data necessary to support the adequacy of the existing or proposed facilities to handle future flows.
- H. The locations, size and use of all existing structures, and the location, size, and direction of flow of all watercourses and drainage facilities on the site and within two hundred (200') feet of the property in question, as well as the location, size, and type of all wooded areas, retaining walls, culverts, bridges, roadways, curbs, sidewalks, utility poles, and driveways on the tract. Minimum setback lines shall also be shown, as shall floodways and flood hazard boundaries, when applicable. All structures to be removed shall be labeled to be removed and indicated by dashed lines.
- I. 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 the approving municipality or the County of Ocean.



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When the site abuts a County road, the existing right-of-way half width and full width shall be shown and dimensioned on the plan.

- J. Elevations to be based upon United States National Geodetic Survey Datum showing existing contours with intervals of one (1') foot where slopes are seven percent (7%) or less, two (2') feet where slopes are more than seven percent (7%) but less than fifteen percent (15%), and five (5') feet where slopes are fifteen percent (15%) or more. Where changes in grade are proposed, finished grades, and proposed contours shall be indicated. Topographic data shall be provided for the entire site, as well as suitable overlap onto adjacent properties as deemed necessary to determine the existing drainage and grading patterns.
- K. Spot elevations on existing structures, pavements, walks or other physical features, with sufficient detail to determine the existing conditions.
- L. The proposed use(s) of land and buildings and the proposed location of structures, including finished floor elevations and elevations at outside corners of all structures.
- M. All proposed means of vehicular access for ingress and egress from the site onto public streets, showing the size and location of driveways and curb cuts, acceleration and deceleration lanes and any other device necessary to permit the safe and efficient movement of traffic. Appropriate car, truck, or bus turning templates shall be provided by the applicant.
- N. All walkways and rights-of-way for pedestrian traffic.
- O. The location and design of any off-street parking or loading areas, showing size and location of bays, aisles, and barriers.
- P. Profiles and cross-sections of all existing and proposed streets abutting the lot or lots in question and within two hundred (200') feet thereof. The typical cross-section of streets shall clearly indicate the type, width and depth of pavement and the location of curb, sidewalks, and shade tree planting strips. At intersections of streets or streets and driveways, any existing or proposed sight triangles and the radius of curb lines shall be clearly indicated. When the site abuts a County road the existing pavement half and full widths, traffic striping and markings shall be shown on the plan.
- Q. If deemed necessary by the County Engineer to evaluate drainage, cross-sections and profiles of all existing and proposed streams abutting the lot or lots in question and within two hundred (200') feet of said lot.
- R. If deemed necessary by the County Engineer, plans showing existing and proposed sanitary sewage facilities, water mains or any other utilities and the easements to accommodate them, including the location, size, depth, slope, and connections to existing facilities, where appropriate.
- S. The location, type and size of all existing and proposed signs, lighting standards and utility poles within twenty-five (25') feet of the County right-of-way, as well as information on the power and direction of illumination of proposed lighting.
- T. The nature of the entire lot or lots in question with respect to 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.
- U. Boring logs showing the character of the soil on the site and the elevation of the groundwater table, as well as a copy of the applicable USDA soil survey map for Ocean County with the site delineated. Permeability tests providing acceptable infiltration rates performed in the location of any proposed infiltration basins shall be provided by the applicant.



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- V. All proposed soil erosion and sediment control measures in accordance with the Standards for Soil Erosion and Sediment Control required by the Soil Conservation District or municipal ordinance.
- W. Delineation of all Freshwater and/or Tidal Wetlands as determined by an NJDEP Letter of Interpretation.
- X. Proof of filing for all New Jersey Department of Environmental Protection's Land Resource Protection permits that may be required for the development.
- Y. Any traffic report, drainage report, air quality analysis and/or noise analysis as required by the Board.
- Z. Sight triangle easements drawn in accordance with this Resolution, along with the metes and bounds description and the required forms.
- AA. For those developments in the Pinelands Area for which a Certificate of Filing is required under Section 304 of this Resolution, a copy of the Certificate of Filing shall be submitted.
- BB. Such other information as may be required by the Board in order to make an informed decision and meet the requirements of this Resolution.
- CC. When use of the required scales for preparation of the plat or key map will result in unnecessarily large drawings, multiple sheets, or other hardship to the applicant the County Engineer may designate a suitable scale sufficient to clearly and legibly show all necessary details.
- DD. Vehicular Circulation plans depicting design vehicle turning templates to demonstrate vehicles entering and exiting the site will not cross into opposing or adjacent lanes. The design vehicle must be approved by the County Engineer.
- EE. When warranted due to the proposed development, Traffic Signal & Electrical plans, signal warrant analysis, proposed signal timing, clearance calculations, conduit fill calculations, construction specifications, etc., shall be required.
- FF. Copies of all "will serve letters" provided to the municipal planning authority for the Site Plan and Major Subdivision application.



# CHAPTER **500**

## Drainage Design Standards



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### **500. DRAINAGE DESIGN STANDARDS**

#### **501. General Policies.**

Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. All subdivisions and site plans subject to County approval shall provide for the management of stormwater runoff, including both direct overland runoff to streams, lakes, impoundments and other surface water bodies and storm drains and storm sewer discharges consistent with the following policies:

- A. All subdivisions and site plans subject to County approval shall provide adequate drainage structures in accordance with the standards established by this Resolution and the County Engineer for the management of stormwater runoff that is generated by a development and that now flows or will flow, directly or indirectly, to a County road or under a County maintained bridge or culvert.
- B. All subdivisions and site plans, subject to County approval, deemed major developments shall comply with last amended N.J.A.C. 7:8-1.6 and this Resolution. All subdivisions and site plans, subject to County approval, deemed minor developments shall comply with this Resolution.
- C. Stormwater runoff from a development tributary to County roadways or County maintained drainage facilities shall require drainage improvements of adequate design and capacity to accommodate the anticipated drainage impact of the proposed development upon the County roads and/or County maintained drainage facilities.
- D. In cases where runoff will not flow directly to a County roadway or County stormwater facility, but where the proposed development may affect the hydraulic requirements of any downstream structures maintained by the County, the County Planning Board may grant approval subject to compliance with the stormwater management policies outlined in this Resolution, and all recommendations shall be forwarded to the local municipality.

Development approvals issued pursuant to this Chapter of the Resolution are to be considered an integral part of County development approvals and do not relieve the Applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this Resolution shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. This Resolution is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this Resolution imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

For the purpose of this Chapter of the Resolution, the definitions used in this Chapter shall be the same as the last amended Stormwater Management Rules at N.J.A.C. 7:8-1.2, incorporated herein by reference, unless a term is defined differently in Chapter 200, in which case the definition in this Resolution shall apply. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.



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## **502. Policies Applicable to Developments within the Pinelands Area.**

Design and performance standards for stormwater management measures in the Pinelands Area shall apply to all applicable developments as outlined in N.J.A.C. 7:50-1.4. Applicable developments shall meet the minimum standards set forth in the last amended N.J.A.C. 7:50-6.84(a)6 and this Resolution.

## **503. Existing County Bridges and Culverts on Roads to be Widened.**

- A. In cases where a development frontage includes both sides of a stream, the applicant shall widen culverts to the full width of the proposed right-of-way and shall widen bridges to a width of a future planned pavement, plus two (2), five (5') foot wide sidewalks. Plans for the proposed work shall be approved by the New Jersey Department of Environmental Protection's Division of Land Resource Protection, where applicable, and the County Engineer. The Municipal Engineer, upon approval of the development plans, shall set the amount of the bond to be posted to guarantee the satisfactory completion of the work.
- B. In cases where the development frontage includes only one side of a stream and/or structures scheduled for replacement for hydraulic or structural reasons, or is of such construction that widening of the existing structure is impractical in the opinion of the County Engineer, or has been widened in the past to accommodate the future pavement width, the applicant shall be required to make payment to the County sufficient to cover the cost of the improvement. The cost will be determined by the County Engineer, using current competitive prices for County projects. If the applicant has entered into an agreement with the County for construction of the required improvement, the Municipal Engineer, upon approval of the development plans, shall include the costs of such improvements in the bond to be posted to guarantee the satisfactory completion of the work.

## **504. New Bridges.**

The County may assume responsibility for future maintenance of bridges on municipal roadways within developments when said facilities are approved by the County before construction and subject to the following conditions.

- A. The drainage basin tributary to the proposed bridge exceeds one-half (1/2) square mile or three hundred twenty (320) acres in area.
- B. The structure span length is greater than (5') feet.
- C. An application has been made, and a permit has been issued, if applicable, for the proposed structure by the New Jersey Department of Environmental Protection's Division of Land Use Regulation, Pinelands Commission, United States Coast Guard, and/or United States Army Corps. Of Engineers.
- D. The structure is designed to carry American Association of State Highway and Transportation Officials (AASHTO) HL-93 Vehicular Live loading. Bridge railings and other bridge related safety features shall meet AASHTO Manual for Assessing Safety Hardware (MASH) compliance.
- E. The design of the structure, including the plan and specifications, has been reviewed and approved by the County Engineer and is in conformance with the following standards:
  1. The deck width of bridges is to be extended to match the planned pavement width, plus two (2), five (5') foot wide sidewalks.



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2. Forty-eight (48) hour notification to the County Engineer's office followed by written confirmation prior to the start of construction is provided so that periodic inspection can be made by the County Engineer.

F. The office of the County Engineer has received certification by the applicant's engineer that the structure is in accordance with the plans and specifications approved by the County Engineer.

G. Final inspection has been made by the County Engineer, and the structure has been determined to be in compliance with the plans and specifications approved by the County Engineer. At the municipality's request, the Municipal Engineer will be consulted before the improvements are accepted by the County.

## 505. Bridges and Culverts Downstream of Developments.

A. All projects subject to County subdivision or site plan review and approval located above existing County maintained bridges or culverts, will be considered to directly affect the hydraulic requirements of all such structures, excepting those developments which have provided for adequate on-site recharge or retention of stormwater runoff for the development.

B. When the County Planning Board finds that the proposed development would create an adverse drainage condition to County drainage structures, or that such development lies in a drainage basin for which drainage facilities have previously been installed or altered under the provisions of this Resolution, or previously adopted Resolutions, or in order to correct a previously existing adverse drainage condition the applicant will be required to make payment in an amount proportionate to the cost of correcting the situation. The proportion of the cost of such facilities to be paid by the applicant whose proposed subdivision or site plan would drain into such facility will be equal to the proportion of the acreage of the entire drainage basin for each downstream facility when fully development of the basin. The County Engineer shall, on behalf of the Planning Board, perform all calculations of all necessary improvement costs based on consideration of the physical features of the basin and the Ocean County Planning Board's estimate of future development in the drainage basin.

C. The cost of the drainage facilities to be installed or altered will be estimated by the County Engineer, plus ten (10%) percent for contingencies in accordance with Section 700 of this Resolution. Regardless of any provisions in this Resolution, an applicant will not be financially responsible for any part of the existing drainage facilities for which payment in full has previously been made by other applicants for the same drainage basin.

## 506. Drainage Easements.

A. Drainage easements shall be established for all existing and/or proposed County owned/maintained storm drainage systems, swales, BMP's or other facilities. The purpose of the drainage easement shall be to enter upon, operate and maintain the system and shall be no less than twenty (20') feet in width.

B. All streams having a drainage area of fifty (50) acres or greater shall have a drainage easement equal to the one hundred (100) year floodplain line as established by the Applicant's Engineer and approved by the County Engineer.

C. Drainage easements off-site of the proposed development shall be required for the area necessary to ensure the stability of the stream.



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- D. Impediments or obstructions to the natural flow of the stream shall not be permitted within said easements.
- E. An applicant who is unable to secure a required drainage easement off-site of the development at a fair price, as determined by the Planning Board, shall be required to make payment to cover the cost or part thereof of County acquisition of the easement, including any professional fees.
- F. At the discretion of the County Engineer, applicants may be asked to provide easements for storm water management facilities to permit access for maintenance in accordance with minimum standards established by the County Engineer. At a minimum, a twenty (20') foot wide access road at a slope no greater than 10:1 shall be provided.
- G. Any final plat to be stamped and signed by the County Planning Board and recorded with the County Clerk and containing drainage easements shall delineate said easements with bearings and distances.

## 507. Stormwater Design Criteria.

- A. Methodology.
  - 1. All drainage facilities will be reviewed by the County Engineer using the latest release and revisions of the N.J.A.C. 7:8, the "NJ Stormwater Best Management Practices Manual" and this Resolution. Stormwater management measures for major development shall be designed in accordance with the last amended N.J.A.C. 7:8-5.2. Stormwater management measures for minor development shall be designed to reduce peak runoff rates of the proposed development at or below the runoff rates generated by the existing site for the 2-, 10-, and 100-year storm events.
  - 2. The applicant's engineer shall submit hydraulic calculations for all storm drains, ditch cross sections, swales, culvert and bridge details which are part of, or related to, the development. Storm drainage area maps at the same scale shall also be provided indicating the pre- and post-development drainage areas tributary to the County roadway or drainage facility. Drainage calculations shall include computations of the total drainage basin area as established by the County Engineer in the area of the development and the percent of the total drainage from a development which connects directly into an existing County storm drain or requires drainage facilities to be installed within the County right-of-way. A storm drainage map shall also be provided indicating the area tributary to the County roadway or drainage facility.
  - 3. Drainage calculations for storm drainpipes shall be based on the latest release and revisions of the "NJDOT Roadway Design Manual" Chapter 10.6.
  - 4. Minimum design velocity for pipes flowing full shall be two (2') feet per second and the maximum velocity for pipes flowing full shall be ten (10') feet per second.

## B. Line Transition.

In pipe sizes less than forty-eight (48") inches in diameter, all transition in slope, horizontal direction, junction, 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 pipelines forty-eight (48") inches and larger, horizontal deflections shall be in accordance with manufacturer recommendations.



C. Open Channel Flow.

Open channels shall be designed using the latest release and revisions of the "NJDOT Roadway Design Manual" Chapter 10.4. Open channels shall also be designed so that the velocities do not exceed those stated in the latest release and revisions of the "Standard for Channel Stabilization" Section of the "Standards for Soil Erosion and Sediment Control in New Jersey".

Channels and other drainage systems shall be protected by the use of vegetation, rip rap, or paving and are subject to approval by the County Engineer.

Aboveground stormwater BMP's shall be designed to provide a minimum six inches (6") of freeboard between the highest design storm water surface elevation and the lowest berm and/or emergency spillway.

**508. Design of Storm Drainage Systems for County Systems.**

- A. The County reserves the right to reject any proposed stormwater management facilities, such as Manufactured Treatment Devices, etc., that create an undue burden to the County to maintain.
- B. Hydraulic calculations for storm drainage pipelines shall be based on Manning's Formula for pipes flowing full or other approved design methods acceptable to the County Engineer.
- C. Pipelines shall be designed to carry the maximum runoff when flowing full.
- D. The minimum design velocity for pipes flowing full shall be two (2') feet per second and the maximum velocity for pipes flowing full shall be ten (10') feet per second.
- E. Minimum pipe diameters shall be eighteen (18") inches.
- F. Pipes used shall be reinforced concrete pipe, Class III, Wall B, unless otherwise directed and approved by the County Engineer, and shall have a minimum of two (2') feet of cover over the top of the pipe wherever possible. Where minimum cover cannot be obtained, the pipe strength shall be increased as approved by the County Engineer.
- G. Stormwater management measures for all required County frontage improvements that are deemed a major development, shall be designed in accordance with the last amended N.J.A.C. 7:8-5.2 and this Resolution. Drainage Facilities shall be constructed behind the curb line along the County road in a design to be reviewed & approved by the Ocean County Engineer.

Stormwater management measures for all required County frontage improvements that are deemed a minor development, shall be designed to reduce the peak runoff rates of the frontage improvements at or below the peak runoff rates generated by the existing frontage for the 2-, 10-, and 100-year storm events. Additionally, the stormwater management measures shall be designed to provide the necessary storage to address the groundwater recharge and water quality standards in accordance with N.J.A.C. 7:8-5.4 & 5.5 for the increase of stormwater runoff volume from the frontage improvements. Drainage Facilities shall be constructed behind the curb line along the County road in a design to be reviewed & approved by the Ocean County Engineer.



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The Applicant's Engineer shall submit hydraulic calculations for all storm drains, ditch cross sections, swales, culvert and bridge details which are part of, or related to, the frontage improvements. Storm drainage area maps, at the same scale, shall also be provided indicating the pre- and post-development drainage areas tributary to the County frontage improvements.

Drainage calculations for storm drainpipes within the County right-of-way shall be based on the latest release and revisions of the "NJDOT Roadway Design Manual" Chapter 10.6.

H. All changes in pipe size, slope and horizontal direction shall be made in a manhole, inlet or other accessible structure designed for the above purpose. All pipe ends shall be encased in a headwall or other appropriate structure conforming to the latest revision of the "NJDOT Standard Construction Details Roadway-Traffic Control-Bridge".

## 509. Storm Sewer Layout.

- A. Inlet spacing shall be dependent upon the allowable spread and the capacity of the inlet in accordance with the latest release and revisions of the "NJDOT Roadway Design Manual" Chapter 10.5. Applicant shall provide spread calculations demonstrating compliance with same. At a maximum, inlet spacing shall not exceed four hundred (400') feet or a design inlet flow of six (6) cubic feet per second, whichever conditions shall be more stringent. Access manholes shall be spaced at five hundred (500') feet intervals through rights-of-way and at sewer junctions where there are not inlets.
- B. Ditch street intersections are not permissible. Sufficient inlets shall be installed at each street intersection to avoid gutter overflow and at low points in street grades.
- C. Inlets shall be located to intercept stormwater runoff before the runoff crosses intersections or crosswalks.
- D. All drainage facilities upon completion of construction shall be cleared of all debris, dirt and other objectionable material and shall be maintained in clean condition until such time as maintenance is accepted by Ocean County.
- E. Grease traps, oil skimmers, manufactured treatment devices, sediment basins and other water quality structures shall be installed as required by the County Engineer.

## 510. Storm Sewer Construction Standards.

All inlets, manholes and catch basins shall conform to the latest release and revisions of the "NJDOT Standard Construction Details Roadway-Traffic Control-Bridges and the standards of this Resolution unless otherwise approved by the County Engineer.

- A. Corbelling of inlet walls will be permitted at the rate of one half (1/2") inch per eight (8") inch of height of wall: maximum corbel, six (6") inch per wall.
- B. When the item of manholes, inlets and catch basins, additional depth, is scheduled in the proposal and the depth of a structure exceeds ten (10') feet as measured from top of cover or grate to invert of drainage structure, the walls of the structure below a depth of eight (8') feet shall be twelve (12") inches thick and the overall horizontal dimensions of foundations shall be increased twelve (12") inches and except in rock the depth increased to twelve (12") inches.
- C. Except for catch basins and type 'A' inlets, footings and invert shall be constructed in two stages, and the bottom of the footings shall be eight (8") inches below the outer wall of the lowest pipe in inlets and ten (10") inches in manholes concrete to be class 'D'.



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- D. The item of reset heads shall include raising or lowering the head castings of inlets and catch basins, or the raising of manhole head castings, for a maximum of twelve (12") inches. All other changes in position of head casting shall be considered as reconstructed manholes or reconstructed inlets or catch basins.
- E. When curb piece height specified is greater than curb face height, depress the gutter of grate so that the top of the curb piece is at the same elevation as the top of curb (see detail).
- F. Catch basin, inlet or manhole may be constructed of brick, concrete or concrete block. If brick or concrete block is used the bottom shall be as shown for concrete.
- G. Catch basin construction will include leaching basin eighteen (18") inches x eighteen (18") inches x two (2') feet, zero (0") inches deep of coarse aggregate #57 or approved field stone

## **511. Flood Hazard Area.**

All projects involving a regulated activity within a regulatory water/area in accordance with the latest release and revisions of N.J.A.C. 7:13-2.1 must make application for a Flood Hazard Area permit from the New Jersey Department of Environmental Protection's Division of Land Use Regulation, and Bureau of Floodplain Management. A copy of said application shall be forwarded by the applicant to the County Engineer, or the local engineer, shall be identified with bearings and distances on the subdivision or site plan, subject to final County approval.

## **512. Stormwater Management Facility.**

- A. All major developments will be required to provide stormwater runoff quantity standards in accordance with the latest release and revisions of N.J.A.C. 7:8-5.4. Stormwater management measures for minor development shall be designed to reduce peak runoff rates of the proposed development at or below the runoff rates generated by the existing site for the 2-, 10-, and 100-year storm events.
- B. In order to minimize the effect of stormwater runoff on downstream drainage areas and facilities, each development project will be required to manage the excess runoff, quality, velocity, and directions of stormwater in a manner which adequately protects downstream areas.
- C. If an individual onsite detention facility is not practical for a particular site, based on the recommendation of the County Engineer, the County Planning Board may require a payment toward the construction of a master drainage facility or for the improvement of existing County facilities downstream.
- D. The contribution required by the applicant will be calculated by the County Engineer and will be based on the proportionate area of the development to the entire drainage basin for each downstream structure. Stormwater detention facilities shall meet the requirements of the local municipality, or the County requirements, whichever one is more stringent.

## **513. Water Quality Control.**

All major developments will be required to provide stormwater runoff quality in accordance with the latest release and revisions of N.J.A.C. 7:8-5.5. For other than major developments, approval will be on a case-by-case basis after technical review by the County Engineer.

## **514. Infiltration Systems.**

All major developments will be required to provide groundwater recharge standards in accordance with the latest release and revisions of N.J.A.C. 7:8-5.4



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- A. Soil borings/profile pits and soil hydraulic conductivity testing shall be performed in accordance with the latest release and revision of Chapter 12: "Soil Testing Criteria" of the BMP Manual. Applicant shall provide the necessary soil logs, calculations, and test reports, as well as a map of the boring/pit locations for the County Engineer's review and approval. As-built certification – Upon completion of the recharge basin, the applicant's engineer shall certify in writing to the County that the recharge structure was constructed in accordance with the design plans submitted to the County. Post construction soil hydraulic conductivity test results shall be supplied to the County Engineer from a certified laboratory within two (2) weeks after the basin installation, and prior to the release of the municipal bond.
- B. All infiltration systems approved by the County will require written assurance that future maintenance of the recharge system will be the responsibility of the property owner, homeowner's association, municipality or other responsible party.

## 515. Maintenance.

- A. All stormwater facilities and BMP's which are to be maintained by a private property owner, homeowner's association, developer or other responsible party are required to submit a maintenance schedule for approval by the County. If, in the opinion of the County Engineer, the drainage system is not maintained, the County shall give appropriate notice of the nature of the existing defects and if the party responsible for maintenance fails within thirty (30) days of the date of notice to take appropriate action to rectify these defects, the County may take necessary corrective action, the cost of which shall be charged to the responsible party.
- B. When a detention or recharge facility is considered vital to the water quality policies of the County, and it is in the best interest of the County to do so, future maintenance responsibility of the detention or recharge facility may be assumed by the County given the following conditions:
  1. The design of the detention or recharge facility has been approved by the County Engineer.
  2. A permit, if required, has been obtained from the New Jersey Department of Environmental Protection's Division of Land Use Regulation for the proposed detention or recharge facility.
  3. The County Engineer has received certification by the applicant's engineer that the facility has been built in accordance with the plans and specifications of the approved development plans and that as-built construction plans for the drainage facility have been submitted to the County.
  4. The County Engineer has received 48-hour notification prior to the start of construction so that inspection of the project could be made by County personnel.
  5. As-built material test results were supplied to the County Engineer and certified by the applicant's engineer or a certified testing laboratory after the completion of construction and prior to the release of the performance bond.
  6. A final inspection has been made by the County Engineer, and it is found that the drainage facility is in conformance with the plans and specifications approved by the County.
- C. All stormwater management facilities required by the Ocean County Planning Board shall be designed, constructed and maintained in accordance with the guidelines contained in the latest revision of the "NJ Stormwater Best Management Practices Manual".



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### **516. Final Inspection.**

All applicants shall be required to notify the County Engineer upon the completion of all drainage improvements required by the Ocean County Planning Board for final inspection and acceptance for the completion of said improvements, prior to the release of any bond or other financial surety posted with the municipality.



# CHAPTER

# 600

## Roadway, Intersection, Driveway And Off-Street Parking Design Standards



# Ocean County

## Site Plan and Subdivision Resolution

Chapter 600

### 600. DESIGN STANDARDS.

#### 601. General Policies.

All subdivisions and site plans subject to County approval shall provide for the safe and efficient movement of traffic onto or along an existing County road and shall provide for all necessary improvements to the County transportation system including the provision of new roadways, bridges, culverts and traffic-related facilities consistent with the following publications and policies.

##### A. Publications.

1. A Policy on Geometric Design of Highways and Streets – American Association of State Highway and Transportation Officials (AASHTO) most current edition
2. Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD)
3. New Jersey Department of Transportation Roadway Design Manual
4. New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction
5. Ocean County Supplementary Specifications to the NJDOT Standard Specifications for Road and Bridge Construction

##### B. Procedures.

1. All developments shall provide for adequate roads, road improvements, intersections, driveways, bridges, culverts and other off-site and off-tract improvements required by the Board in accordance with the standards established by this Resolution and the County Engineer as necessary for the safe and efficient movement of traffic generated by the development.
2. Development along a County road shall require road and traffic-related improvements of adequate design and capacity to accommodate the anticipated traffic impact of the proposed development upon the County road.
3. The applicant may be required to contribute fair share of the costs of all traffic related off-tract improvements including roads, driveways, traffic signals, bridges and culverts and other improvements made necessary by the development in accordance with the standards established by this Resolution.
4. All intersections with, or entrance and exit driveways to a County road shall be located and designed to afford maximum safety to the traveling public.
5. Interior roads should provide for the advantageous development of the application and of undeveloped areas adjacent to the site and should conform to the existing street layout.
6. The applicant shall construct all roads, driveways, bridges, culverts and other improvements necessary to provide access to the development. However, the County may participate in the construction of such improvements when the improvement is designed to provide for the safe and efficient flow of traffic from existing developed areas and areas projected to be developed by the County Comprehensive Master Plan in addition to traffic from the applicant's development.



7. All development shall conform to road and traffic-related improvements which appear in the County Comprehensive Master Plan and other County Plans.

**602. Required Number of Off-Street Parking Spaces and Loading/Unloading Spaces.**

Each land development subject to County site plan approval shall provide on its lot the number of off-street parking spaces and loading/unloading spaces required by the applicable zoning, subdivision or site plan ordinance of the municipality in which the land development is to be located.

**603. Design of Off-Street Parking Areas and Loading/Unloading Areas Relating to County Rights-of-Way.**

- A. Off-street parking areas shall be designed to prevent the storage of vehicles and the maneuvering of vehicles into or out of parking spaces within any portion of an entrance driveway or driveway lane that is within twenty (20') feet of the right-of-way of the County road. Off-street parking areas and loading/unloading areas shall be designed to permit all vehicles to turn around on the site in order to prevent the necessity of any vehicle backing onto the County road from such site.
- B. Required off-street parking spaces or loading/unloading areas, including adjacent access lanes or maneuvering space, shall not be located within five (5') feet of the existing or proposed right-of-way of the County road, including the sidewalk area.
- C. Off-street parking areas and driveways for residences or residential uses shall also be designed with T-type driveways to prevent vehicles from backing onto the County Road.

**604. 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, but not limited to, a roadside grocery stand, filling station, drive-thru restaurants, or drive-in bank shall be located so that adequate reservoir space is provided. The reservoir space provided shall be based upon the anticipated peak hour arrivals and processing time.

**605. Driveways.**

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

**Table 600-1  
Driveway Location Standards**

Length of Site Frontage	Recommended No. of Driveways
0 to 100 feet	1
101 feet to 800 feet	2
801 feet or greater	Specified by Planning Board



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### 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. In high density, urbanized areas, common accesses or marginal service roads may be required to minimize the number of traffic movements to and from the County road.
2. All exit driveways or driveway lanes shall meet current AASHTO intersection sight distance requirements.
3. Entrance or exit driveways shall not be located on a ramp of an interchange; or within fifty (50') feet of the beginning of any ramp or other portion of an interchange unless approved by the County Engineer.
4. 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 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 development for which the site plan is prepared. The required maximum and minimum dimensions for driveways are indicated in Figure 600-1 and on Table 600-2. Exact driveway widths shall be dependent on the speed limit on the County roadway, the volume of traffic entering or exiting the driveway and the percentage of truck traffic using the driveway. As a rule, the greater the speed, volume and truck traffic, the wider the driveway.

**Table 600-2**  
**Driveway Dimensions**

	Dimension Reference See Fig.600-1	Urban			Rural		
		Residential	Commercial	Industrial	Residential	Commercial	Industrial
Width <sup>1</sup> Minimum Maximum	W	10 30	15 35	20 40	10 30	15 40	20 40
Right Turn Radius <sup>2</sup> Minimum Maximum	R	5 15	10 20	15 25	10 25	15 50	25 50
Minimum Spacing <sup>3</sup> From Property Line From Street Corner <sup>5</sup> Between Driveways	P C S	5 5 50	10 or -R 10 25	-R 10 40	10 10 75	20 or -R 15 50	-R 20 70
Angle <sup>4</sup>	A	90	60	60	75	60	60



1. The minimum width of commercial driveways is intended to apply to one-way operation. The minimum width for two-way commercial driveways shall be twenty-four (24') feet. In high pedestrian activity areas such as in a central business district or in the same block with an auditorium, school or library, the maximum basic width should be thirty (30') feet. The width shown applies to rural routes and most urban streets, including neighborhood business, residential, and industrial streets. The width is intended to be measured along the right-of-way line, in most instances at the inner limit of a curbed radius, or between the line of the radius and the near edge of a curbed island at least fifty (50') feet square in area. For exceptions, see Figure 600-1.
2. On the side of a driveway exposed to entry or exit by the right turning vehicles. In high pedestrian activity areas, the radii should be half the values shown. The maximum radii for major generator driveways will be higher than the values shown and will be determined by the County Engineer.
3. Measured along the curb or edge of pavement from the roadway end of the curb radius, except for conditions noted in Figure 600-1. In high pedestrian activity areas, the minimum spacing between driveways shall be five (5') feet.
4. Minimum acute angle measured from edge of pavement, and generally based on one-way operation. For two-way driveways, and in high pedestrian activity areas, the minimum angle shall be seventy (70) degrees.
5. At signalized intersections the minimum spacing shall be doubled.

**606. Speed-Change Lanes.**

A speed-change lane is an auxiliary traffic lane for the acceleration or deceleration of vehicles entering or leaving the through traffic lanes. The policy of the County Planning Board shall be to encourage the use of speed-change lanes. However, it is realized that speed-change lanes cannot be utilized in all desired cases due to limited frontage and adjacent land uses. In general, the following criteria shall be used to require the construction of speed-change lanes.

**A. Deceleration Lanes.**

1. Where a driveway serves as an entrance to a land development providing 200 or more parking spaces, and County road has a peak-hour traffic volume exceeding 1000 vehicles per hour or a speed limit in excess of 40 miles per hour; or where the expected impact of a development as determined from a detailed traffic analysis is such that said facility will generate sufficient traffic volumes to cause a hazardous or otherwise unsafe condition to exist, a deceleration lane in addition to the standard pavement width may be required.
2. Said deceleration lane shall be a minimum of one hundred twenty-five (125') feet in length as measured from the end of the driveway radius and shall include an additional one hundred seventy-five (175') foot tapered return to the standard pavement width. A minimum fifty (50') foot curb return radius shall be used from the deceleration lane into a driveway, depending upon the type of traffic anticipated.

**B. Acceleration Lanes.**

1. Where a driveway serves right-turning traffic from a parking area providing 200 or more parking spaces, and the County road has a peak-hour traffic volume exceeding 1000 vehicles per hour, or a speed limit in excess of 40 miles per hour; or where the expected impact of a development as determined from a detailed traffic analysis is such that said facility will generate sufficient traffic volumes to cause a hazardous or



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otherwise unsafe condition to exist, an acceleration lane may be required in addition to the standard pavement width.

2. Said acceleration lane shall be a minimum of three hundred twenty (320') feet in length as measured from the end of the driveway radius and shall include a tapered return to the standard pavement width. A minimum fifty (50') foot curb return radius shall be used from the acceleration lane into the driveway, depending upon the type of traffic anticipated.
3. An acceleration lane shall only be used in conjunction with an exclusive channelized right turn ramp. Acceleration lanes shall not be used at signed or signalized controlled intersections requiring vehicles to stop.

### 607. Turn Lanes, Jughandles and Overpasses.

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

- A. When a Master Plan or Traffic Control Plan for a particular area exists, which shows the proposed location of jughandles and/or overpasses.
- B. When a traffic analysis shows the need for roadway and/or intersection improvements to mitigate traffic and/or safety impacts caused by the proposed development. A trip is defined as a single or one-every-vehicle movement with the origin or destination inside the study site.
- C. Where the sight distance does not meet requirements.
- D. Where the existing level of service is level "D", as described in the Highway Capacity Manual, published by the Transportation Research Board, during the time period when the County road could be utilized by drivers entering and leaving the development.

### 608. Traffic Control Devices.

- A. The County Planning Board may require the installation of traffic control devices at driveways or intersections depending on the need as determined by a Traffic Impact Study.
- B. All traffic control devices shall be provided by the applicant and shall conform to the Manual on Uniform Traffic Control Devices, the New Jersey Department of Transportation Specifications, and the specifications of the County Engineer.

### 609. Intersections.

- A. Typical Intersection Detail.
  1. All intersections with a County road shall be in accordance with Figure 600-3 as directed by the County Engineer.
- B. Location of Intersections.
  1. All intersections with a County road shall, given the physical constraints of the site, be located to afford maximum safety to the traveling public; and all proposed intersections with a County road shall be located according to the following: Where there is an existing or proposed intersection on the County road opposite the frontage of the development and where site conditions allow, the road servicing



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the development shall be located directly across from said existing or proposed road forming a cross-intersection.

2. If Section 609:B-1 above does not or cannot be applied and where site conditions allow, the proposed intersection with a County road shall be offset with respect to all other existing and proposed intersections according to the following schedule of minimum distances:

**Table 600-3**  
**Required Intersection Offsets**

Road Classification	Minimum Centerline Offset
Local – local	250 FT
Local – collector	300 FT
Collector – collector	400 FT
Collector – arterial	500 FT
Arterial – arterial	2500 FT

C. Sight Distances.

All intersections shall meet current AASHTO intersection sight distance requirements. The sight line decision point shall be measured 18-feet from the edge of traveled way.

D. Sight Triangle Easements

Natural or man-made obstacles shall not be located within the sight triangle easement. The County Planning Board shall require that sight easements be dedicated to the County. Such sight easements shall assure that an unobstructed view of the County road shall be maintained 30-inches above the ground surface of the sight triangle. This provision is not intended to require the removal of all objects. Traffic control devices and other man-made or natural objects may remain if it can be demonstrated that they do not obstruct the view of oncoming traffic.

E. Curb Radii.

The radii of curbs at intersections where either road or both roads are in the County road system shall meet the following minimum standards based on the classification of the intersecting roads on the Ocean County Comprehensive Master Plan. The higher classification of road forming the intersection shall determine the standard.



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**Table 600-4  
Required Curb Radii**

Road Classification	Required Radii
Arterials	40 FT
Collectors	35 FT
Local	25 FT

F. Angle of Intersection.

Intersecting streets shall be constructed so that the centerline of the intersecting street is perpendicular to the centerline of the County road (or to the tangent at the point of the intersection where the County road is on a curve) for a distance that is equal to the proposed full width right-of-way of the County road as determined by the current Ocean County Comprehensive Master Plan or Right-of-Way Map.

**610. Streets.**

A. Right-of-Way.

The right-of-way for existing and proposed County roads shall conform to the requirements of the current Ocean County Comprehensive Master Plan or adopted Right-of-Way Map. No County right-of-way shall be less than sixty (60') feet. See Appendix E for County Roadway Master Plan Right-of-Way Widths.

B. Minimum Standard Details.

1. Cross Section.

All improvements to County roads shall maintain positive gutter flow (minimum 0.33%) at the new curb line and a uniform cross slope between one (1) and three (3) percent for the entire half width of the roadway. Improvements to the County road shall conform to the standards contained in Figure 600-4. In the event that actual site conditions have changed from those existing at the time of County Planning Board approval, the applicant shall be required to construct improvements consistent with this provision. Roadway baselines shall be consistent with existing and proposed baselines as shown on County plans.

2. Pavement Section.

Improvements to the County road shall conform to Figure 600-4.

C. Interior Roads. The following standards are offered as official recommendations:

1. The street layout shall be in conformity with the advantageous development of the area covered by the plat submitted and of the entire neighboring area.
2. The arrangement of streets in subdivisions shall provide for the continuation of the street in adjoining subdivisions or for their proper projection when adjoining property has not been subdivided, so far as in the judgement of the Planning Board such continuations or projections are necessary for fire protection, for the proper movement of traffic or for the construction or extension, presently or when required, of needed utilities and public services such as sewers, water and drainage facilities.



3. Proposed developments involving twenty-five (25) dwelling units or more shall have two access-ways of a width and surface composition sufficient to accommodate and support fire-fighting equipment and other emergency vehicles.
4. When a cul-de-sac is permitted, it normally should not exceed twelve hundred (1200') feet in length and should be equipped with a turnaround roadway having a minimum radius of forty (40') feet from the curb line at the closed end. A dead-end street for the purpose of future development of adjacent property may be permitted or required by the Planning Board. In such a case a turnaround may be required by the Planning Board.

**D. Marginal Service Road/Reverse Frontage.**

For County roads classified as arterials or collectors in the Ocean County Comprehensive Master Plan, all residential development plans shall be required to provide either:

1. Marginal Service roads; or
2. Reverse frontage such that access/egress for the units will be from internal streets.

When a residential development involves land with frontage on an arterial or collector road in the County road system, which due to its size, shape or other peculiar or unusual circumstances makes the provision of a marginal road or reverse frontage impractical or unnecessary, then in lieu thereof, the Board may require driveways which provide for K turns.

**E. County Road Widening.**

1. The area between the edge of existing pavement and the curb line, whether curbing exists or not, shall be paved in accordance with the requirements of this Resolution. The widened roadway shall be preceded and terminated with a 15:1 uncurbed paved taper running from the edge of the curb line to the existing pavement.
2. The area behind the taper shall be cleared of all trees, poles, and other obstructions for a distance equal to the distance of the curb line from the centerline of the road which would present a hazard to vehicles running off the edge of the tapered pavement.
3. When high volumes of traffic are anticipated at development driveways, such as at shopping centers, and commercial, industrial and research development, design standards set forth for intersections shall be applied as required by the County Engineer.

**611. Curbing.**

Curbing along County roads generally shall be consistent with requirements established by municipal land development ordinances unless the County Planning Board and County Engineer determine that additional requirements relating to traffic control and drainage are necessary.

**A. Curbing at Intersections.**

Curbing shall be placed along the County road for a minimum distance of one hundred twenty-five (125') feet from the end of the curb returns. The placement of the curb in feet from the centerline of the County road shall be determined by the County Engineer. In addition, the area between the curb and existing edge of pavement shall be paved to the specifications of Section 610:B.

**B. Curbs at Driveways.**



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Driveways serving developments requiring County site plan approval shall provide curbing at the following locations:

1. Along the curb returns specified in Section 605:C, plus twenty-five (25') feet along the County road from the point of tangency of each curb return with the curb line; or
2. Where the option is available and with the approval of the County Planning Board, along the depressed curb line plus an additional fifteen (15') feet in both directions along the County road.

### C. Additional Curb Requirements.

In addition to curbing at intersections, Section 611:A, and curbing at driveway entrances, Section 611:B, each land development requiring County approval shall install curbs along the entire property frontage if:

1. Curbing is deemed necessary for traffic control.
2. Curbing is deemed necessary by the County Engineer to handle an existing or potentially adverse drainage condition.
3. Curbing is along the tangent of an acceleration or deceleration lane.

### D. Specifications.

#### 1. Alignment and grade.

The alignment and grade of curbing is to be determined by that established or existing in the area and subject to the approval of the County Engineer.

#### 2. Curb details.

Curbing shall be constructed in accordance with the NJDOT design standards.

#### 3. Depressed Curbs.

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

- a. Existing curb: To construct a depressed curb where curbing exists, the existing curb shall be removed and replaced in accordance with NJDOT requirements.
- b. New depressed curb: New depressed curb shall be constructed in accordance with specifications as set forth by the County Engineer.
- c. Height of depressed curb above street or shoulder: The top of the depressed curb shall be no less than one and one-half (1 ½") inches higher than the gutter grade.
- d. Any existing curb openings not required by the proposed development shall be closed as specified by the County Engineer.

### 612. Sidewalks.

The construction of sidewalks within the rights-of-way of County roads shall be in conformance with the accessibility requirements of the Americans with Disabilities Act, Public Rights-of-way Accessibility Guidelines, and the standards of Figure 600-4.

### 613. Final Inspection.

Pursuant to the County Road Opening Permit process, an applicant shall be required to notify the County Engineer upon the completion of all roadway improvements required by the Ocean County Planning



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Board for final inspection and acceptance prior to the release of any bond or other financial surety posted with the municipality for the completion of said improvements.



# CHAPTER 700

## Off-Site and Off-Tract Improvements



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## 700. OFF-SITE AND OFF-TRACT IMPROVEMENTS

### 701. Off-Site Frontage Improvements.

Off-site improvements, the cost of which are to be borne by the applicant, may be required by the Board as a condition of subdivision or site plan approval. Only government entities shall be exempt from off-site frontage improvements.

Off-site frontage improvements include all improvements to County roads or drainage facilities, such as traffic signals, intersection improvements, pavement widening, curb, storm sewers, catch basins, culverts or bridges along the frontage of the site which must be made to accommodate the increased traffic or run-off which would be generated as a result of the development. Off-site frontage improvements will be located outside the lot lines of the lot in question but within the closest half of the street or right-of-way abutting the property. Off-site frontage improvements may be a condition of County Planning Board approval and will be bonded with the municipality prior to construction. Should the Developer prefer to pay the construction cost of frontage improvements, rather than construct the frontage improvements, they will be required to enter into a Developers Agreement regarding off-site frontage improvements.

#### A. Determination of Costs.

In order to determine the applicant's costs of the off-site frontage improvements, the applicant's Engineer shall provide a cost estimate for the required off-site improvements based on the County's unit bid prices, that will be reviewed and approved by the County Engineer in accordance with the standards adopted in this Resolution.

The Applicant's Professional Engineer, the County Engineer, County Planning Director, and such other persons having pertinent information or expertise shall assist in estimating the cost of the improvements.

### 702. Off-Tract Improvements.

The Planning Board may determine, in accordance with the provisions of this Resolution that an applicant's subdivision or site plan creates the need for off-tract improvements, in whole or in part, to a County road, bridge, culvert or drainage facility that is not directly located along the site frontage. When such a determination is made, the Planning Board may require that the applicant install or contribute to the actual cost of installation of off-tract improvements as a condition of subdivision or site plan approval. Only government entities shall be exempt from off-tract improvements fees.

All applicants are solely responsible for obtaining written consent from all property owners to include their lots in the application plans, including the acquisition of necessary property interests from all adjacent landowners, when County road improvement are necessitated on lands outside the Applicant's ownership as a result of their County Site Plan or Subdivision application.

#### A. Determination of Costs and Applicant's Fair Share.

The County Engineer will determine the off-tract improvement fees based upon the intensity of the proposed project and the anticipated impacts to off-tract County facilities by the proposed development in accordance with the standards adopted in this Resolution.

1. Professional Input: In order to determine the applicant's fair share of the costs of the off-tract improvements, the County Engineer, County Planning Director, and such other persons having pertinent information or expertise shall assist in estimating the cost of the improvements and the amount representing the applicant's fair share of the cost.



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2. Standards for specific improvements: In determining to what degree the need for the off-tract improvement was created by the proposed development the Planning Board may consider the following, subject to adjustment for peculiar or exceptional conditions:
  - a. Contributions for road, curb, gutter and sidewalk improvements in the public right-of-way shall be based upon vehicular or pedestrian traffic anticipated to be generated by developments fronting on said rights-of-way.
  - b. Contributions for traffic-related improvements shall be based upon the percentage relationship of traffic generated by the proposed development and the total volume of anticipated traffic for each segment of the improvement. This percentage may be modified in consideration of peak flows for the proposed development and other segments of the contributing area.
  - c. Contributions for drainage related improvements in the public right-of-way shall be as determined by the County Engineer.

## B. Determination of Need.

The Planning Board may require in accordance with the provisions of this Resolution, off-tract improvements which shall be reasonably related to the health, safety and welfare of the general public and shall include, but not be limited to the installation of new improvements, the extension and modification of existing improvements and any land areas required for improvements, including improvements to roads, bridges, culverts, curbs, sidewalks, drainage facilities and such other off-tract improvements and easements the Board may find necessary.

## C. Manner of Construction.

All off-site frontage improvements shall be constructed by the applicant unless otherwise agreed upon through a Developer's Agreement with the Board of Commissioners.

## D. Amount of Contribution.

The Planning Board shall require that the applicant provide for all necessary off-tract improvements as a condition of final approval of a subdivision or approval of a site plan consistent with one of the following procedures:

1. If the off-tract improvement is to be completed by the County, a certified check equal to the fair share amount allocated to the applicant's proposal shall be submitted by the applicant.
2. If the off-tract improvement is to be completed by the applicant, a certified check, performance bond or guarantee in favor of the approving municipality and certified by the municipal engineer in an amount equal to one hundred and ten (110) percent of the estimated cost of the improvement; provided, however, that the Board of Commissioners and the applicant have entered into an agreement which provides for County participation in the construction of those off-tract improvements which benefit the County's property or facility.

## E. Applicant's Appeal of Allocated Costs.

The Planning Board shall notify the applicant of the applicant's estimated allocated fair share of the cost of off-tract improvements prior to imposing them as a condition of final approval



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of a subdivision or approval of a site plan. If the applicant shall deem that any of the costs so estimated by the Planning Board are unreasonable, the Board shall afford the applicant an opportunity to be heard thereon at a public meeting and the applicant may challenge them and seek revisions in appropriate proceedings brought to compel subdivision or site plan approval.

**F. Applicant's Payment of Allocated Cost When Constructed by the County.**

The Planning Board shall require that the applicant provide for payment of allocated costs for off-tract improvements prior to final approval of subdivision or site plans consistent with the following procedures:

The estimated cost of the off-tract improvement allocated to the applicant, if deposited by certified check, shall be paid by the applicant to the County Treasurer who shall provide a suitable depository therefore, and such funds shall only be used for off-tract improvements as required by the Planning Board. If, after a period of ten (10) years the off-tract improvements have not been constructed, deposited funds may be transferred to the County's general fund.

**G. Installation of Improvements by the Applicant.**

The Board of Commissioners may, at its discretion, enter into an agreement with the applicant to provide for the applicant to install and construct off-tract improvements and provide for the County's participation in completion of the off-tract improvements for the amount by which the County's property or facility is improved.

**H. Design Standards for Off-Tract Improvements Installed by the Applicant.**

Off-tract improvements installed by the applicant in accordance with the provisions of this Resolution shall observe all standards, requirements and principles of this Resolution and all other applicable requirements in the design of such improvements.

**I. Installation of Improvements by the County.**

Nothing herein above set forth shall be construed to impose an affirmative obligation upon the County to construct off-tract improvements unless the County in its sole discretion makes provision for the funding of said improvements in its Annual Budget.

**J. County Road Opening Permit.**

Road Opening Permits are required for all work performed within an Ocean County right-of-way (ROW) or easement. This work includes, but is not limited to, installation and/or repair of underground utilities; overhead utilities; driveways; curbs; sidewalks; utility poles; soil erosion and sediment control measures; and any other permanent structures or features. A permit is also required for any work that tunnels, bores, or directional drills under the County ROW, regardless of the point of origin and/or termination.

Forms for County Road Opening Permits can be found on the Ocean County Engineering Department website using this link, [Road Openings Permits | Ocean County Government](#).



# CHAPTER

# 800

Relationship of Procedures,  
Standards and Review Requirements to  
Statutory Responsibilities, Adopted  
County Plans and Regulatory  
Requirements of County Agencies



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**800. RELATIONSHIP OF PROCEDURES, STANDARDS AND REVIEW REQUIREMENTS TO STATUTORY RESPONSIBILITIES, ADOPTED COUNTY PLANS AND REGULATORY REQUIREMENTS OF COUNTY AGENCIES.**

**801. Adopted County Plans.**

When an adopted plan prepared pursuant to either State or federal statute requires the County to implement best management practices, minimum standards or other requirements relating to land development, the provisions of this section shall apply. In cases where these plans involve traffic and drainage considerations, County Planning Board approval shall not be granted unless the application is in conformance with the requirements of the adopted plan. In all other cases, the Planning Board shall forward comments to the appropriate regulatory agencies stating that the proposed development is in conformance with or in conflict either in whole or in part with the adopted plan.

In order to achieve the goals and objectives of certain adopted County plans and to fulfill the purpose stated in Sections 102:B and 102:D of this Resolution, Planning Board applications will be reviewed in accord with the following provisions:

**A. Ocean County Comprehensive Master Plan.**

The Master Plan presents a long-range comprehensive plan for the orderly and efficient development of the County. It is prepared pursuant to the provisions of the New Jersey County and Regional Planning Enabling Act, (N.J.S.A. 40:27-1 *et seq.*, as amended). The Master Plan recommends appropriate types and intensity of land use in areas suitable for additional development, seeks to protect the County's environmental resources from inappropriate development, achieve economic development, housing and other regional planning goals and provide a basis for infrastructure and capital improvements planning.

Planning Board applications will be reviewed for consistency with the land use, environmental and other development policies of the Master Plan in accordance with the following provisions:

1. Applications which are substantially inconsistent with the Master Plan will be recorded as such in the minutes of the Planning Board which may be forwarded to other appropriate municipal, county, regional and state review agencies.
2. Applications shall be required to conform to the Master Plan recommendations for roadways, drainage facility, easements and/or rights-of-way for County facilities designated in the Plan.

**B. Ocean County Areawide Water Quality Management Plan.**

The Areawide WQMP presents land use and environmental recommendations to preserve and protect the County's water resources from growth-related sources of pollution. It is prepared pursuant to the provisions of Section 208 of the Federal Water Pollution Control Act Amendments of 1972 (33 U.S.C. 1251) and the New Jersey Water Quality Planning Act (N.J.S.A. 58:11A-1). The plan has been conditionally certified by the Governor of New Jersey and approved by Region II of the United States Environmental Protection Agency.

All sewerage facility plans must be in conformance with the Areawide WQMP and all permits issued under the New Jersey Pollution Discharge Elimination System must also conform to the plan. In addition, all other federally funded plans and projects must be consistent with its requirements. The plan also requires the control point and non-point sources of pollution through the development and implementation of best management practices.

The Planning Board and Engineering Departments are designated by the plan as management agencies responsible for control of stormwater runoff and other non-point sources. Toward this end, the Engineering Department has prepared stormwater management plans for certain drainage basins in the County and developed a program to evaluate the design requirements of drainage facilities from a watershed perspective. Also, both structural and nonstructural



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approaches to improving the quality of urban runoff have been developed to prevent the degradation of the County's water resources.

Planning Board applications will be reviewed for consistency with requirements of the Areawide WQMP in accordance with the following provisions:

1. Planning Board applications shall conform to the sewerage facilities requirements of the Areawide WQMP. Where it is determined that an application is inconsistent with these requirements, a statement of inconsistency including the basis for this determination shall be forwarded to the applicant and appropriate state and federal review agencies.
2. Planning Board applications shall be required to apply best management practices for the control of non-point sources of pollution in the preparation of stormwater management plans and the design and location of drainage facilities. Alternative means for meeting best management practice requirements shall be designed in accordance with the New Jersey Department of Environmental Protection's Stormwater Best Management Practices Manual (BMP) (N.J.A.C. 7:8).

## C. Ocean County Subregional Transportation Plan.

The Subregional Transportation Program is a comprehensive planning program for transportation facilities and activities in Ocean County. Its programs are conducted pursuant to the provisions of the Federal Highway Act (23 U.S.C. 101) and Section 174, 175, and 176 of the Clean Air Act of 1977 as amended (42 U.S.C.).

The overall purpose of the program is to advance high priority transportation projects toward implementation in accordance with adopted plans and programs as required by the Federal Highway Administration, Urban Mass Transportation Administration and the New Jersey Department of Transportation. The planning program may recommend the need for new facilities and services in order to implement the overall transportation plan for Ocean County.

Relevant elements of this program which deal with planning, procedural and funding requirements are:

Transportation Improvement Program. A five-year capital improvement program adopted by the Board of Commissioners and approved by the North Jersey Transportation Coordinating Council. This program lists all transportation projects eligible for federal funding assistance during the five-year period.

Transportation System Management Element. An alternative program to high-cost capital investments by making short-term improvements to existing transportation resources. Increased efficiency is achieved through traffic engineering and regulation, short range planning solutions and public transportation improvements.

## D. Pinelands Comprehensive Management Plan.

The Pinelands CMP is a management program for regulating land use and environmental resources of the Pinelands Area. The plan was prepared by the Pinelands Commission pursuant to Section 502 of the National Parks and Recreation Act of 1978 (16 U.S.C.) and the New Jersey Pinelands Protection Act (N.J.S.A. 13:18A-1, as amended). The Pinelands CMP has been adopted by the Pinelands Commission and approved by the Governor of New Jersey and the Secretary of the United States Department of the Interior.

The Pinelands CMP requires that all standards established by a County for review of applications for subdivision or site plan approval for development proposed within municipalities located within the County, or for any other permit or approval to be granted by any County department, body, or agency as a prerequisite to initiating development in the Pinelands Area be in conformance with the minimum standards of the plan. Sections of the



# Ocean County Site Plan and Subdivision Resolution

Chapter 800

Pinelands CMP management programs and minimum standards that relate to the land development requirements of the County include procedural and application requirements, capital improvements, wetlands, vegetation, waste management, water quality, air quality, scenic and fire management.

Planning Board applications will be reviewed for consistency with the requirements of the Pinelands CMP in accordance with the following provision:

All applications for land development in the Pinelands Area shall be in conformance with those minimum standards of the Pinelands Comprehensive Management Plan which relate to the provisions of this Resolution.

**E. Robert J. Miller Airpark Master Plan.**

The Robert J. Miller Airpark is a County owned general aviation facility and recreation area located in Berkeley and Lacey Townships. The Master Plan was prepared pursuant to the Federal Airport and Airway Development Act of 1970 under the guidelines of the Federal Aviation Administration Advisory Circular 150/5070-6B. The Master Plan presents a long-range plan for the development and operation of the airport facilities.

The section of the Master Plan that relates to the requirements of this Resolution are off-site land use considerations. To protect the public health, safety, and welfare and to ensure the continued viability of airport operations, the plan presents recommendations on appropriate land uses located in the accident clear zone and flight paths. These recommendations are consistent with FAA noise and safety requirements.

Planning Board applications will be reviewed for consistency with the requirements of the Robert J. Miller Airpark Master Plan in accordance with the following provision:

Planning Board applications shall demonstrate consistency with the off-site land use requirements of the plan. Filing by the applicant for Federal Aviation Administration form, 7460-1 Notice of Proposed Action for air space review shall satisfy the requirements of this provision.

**F. Ocean County Parks and Recreation Master Plan.**

The Ocean County Parks Department has prepared an evaluation of parkland, open space, and recreational need for the County. Associated with this analysis is a capital improvements program for the acquisition and development of identified park and recreational sites. This program is incorporated into the County Capital Improvement Program adopted by the Board of Commissioners.

Planning Board applications will be reviewed for consistency with the requirements of the Parks and Recreation Master Plan in accordance with the following provision:

The Board shall notify the applicant and the Parks Department if an application includes all or portions of an area identified as a potential County park or recreation site prior to Board action.

**G. Ocean County District Solid Waste Management Plan.**

The Board of Commissioners has adopted a plan to provide for the management and disposal of solid waste in Ocean County. The plan provides for the development and operation of environmentally safe landfill facilities. It also designates a site for the development of a County Resource Recovery Facility. This plan was adopted pursuant to the requirements of the New Jersey Solid Waste Management Act (N.J.S.A. 13:1E-1) and has been approved by the Commissioner of the Department of Environmental Protection.

The plan identifies two sites to be operated as regional landfill facilities. It also sets forth a phased program of closure for operating landfills and presents recommendations for future uses of closed sites. All solid waste facilities must be identified in the plan and any proposed



# *Ocean County* **Site Plan and Subdivision Resolution**

*Chapter 800*

sites must be included through a plan amendment adopted by the Board of Commissioners and approved by the Commissioner of the Department of Environmental Protection.

Planning Board applications will be reviewed for consistency with the District Solid Waste Management Plan in accordance with the following provisions:

1. Applications for land development on or adjacent to abandoned, closed, designated, or operating solid waste disposal facilities shall be reviewed for consistency with the plan's land use recommendations. If an application is found to be substantially inconsistent with the plan's requirements it shall be recorded in the Minutes of the Board, copies of which may be forwarded to municipal, County, state, and federal review agencies.
2. Applications for solid waste facilities not contained in the plan as adopted by the Board of Commissioners shall require the approval of the Board of Commissioners.

## **802. Regulatory Requirements of County Agencies and Coordinated Review.**

To provide for consistent and coordinated review procedures, standards and requirements of the Planning Board and other County agencies with statutory authority affecting land development within Ocean County, and to fulfill the purpose of Section 102 of this Resolution, Planning Board applications will be reviewed consistent with the requirements of the following County agencies:

- A. Ocean County Board of Health: onsite wastewater treatment facilities and domestic water supplies pursuant to the provisions of the County Environmental Health Act (N.J.S.A. 26:3A2-21).
- B. Ocean County Soil Conservation District: soil erosion and sediment control pursuant to the Soil Erosion and Sediment Control Act (N.J.S.A. 4:24-39).
- C. Ocean County Mosquito Commission: control of mosquito populations and breeding areas pursuant to the New Jersey Department of Health Act (N.J.S.A. 26:9-1).
- D. Ocean County Utilities Authority: provision of public wastewater treatment facilities, interceptors, industrial pretreatment, treatment of septic wastes pursuant to the provisions of Sewerage Authorities Law (N.J.S.A. 40:14A-1 *et seq.*).
- E. Ocean County Engineering Department: County road impacts, traffic safety, and drainage impacts to County facilities, road opening permits pursuant to the provisions of N.J.S.A. 27:16-1 *et. seq.*

The applicant must still receive all applicable permits from the appropriate County agencies.

## **803. Relationship to Future County Plans and Regulatory Requirements.**

Any plan adopted by Ocean County pursuant to state or federal law subsequent to the adoption of this Resolution assigning to the Planning Board implementation or review coordination responsibilities will be implemented through the applicable provisions of Sections 102, 801 or 802 of this Resolution.



# CHAPTER 900

## Validity, Repeal of Conflicting Resolutions And Effective Date



# *Ocean County* **Site Plan and Subdivision Resolution**

*Chapter 900*

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## **900. VALIDITY, REPEAL OF CONFLICTING RESOLUTIONS AND EFFECTIVE DATE.**

### **901. 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.

### **902. 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.

### **903. Effective Date.**

This Resolution shall take effect immediately upon its adoption.



# CHAPTER 1000

## Appendices



# **APPENDIX A**

## **Ocean County Standard Notes**



# *Ocean County* **Site Plan and Subdivision Resolution**

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## **Ocean County Standard Notes**

- A. Any utility pole relocations within the limits of the proposed road widening on the County road are to be completed prior to the issuance of the Road Opening permit from the Ocean County Engineer's Office.
- B. The developer is required to obtain a Road Opening permit from the Ocean County Engineering Department prior to the start of the construction of any improvements or soil erosion control measures within the County right-of-way.
- C. The developer shall obtain a letter of final acceptance from the Ocean County Engineer for the County road improvements prior to the issuance to the TCO/CO from the municipality and release of any bond or other financial surety posted with the municipality for the completion of said improvement.
- D. Alignment & grade for curb and road improvements along the County road shall be established by the Developer's engineer as approved by the Ocean County Engineer. Stake out of all curb and road improvements shall be the responsibility of the Developer and shall be executed by a licensed New Jersey Professional Land Surveyor. Curb as-builts shall be submitted to the Ocean County Engineer prior to any paving operations. Final as-built information shall be supplied on a reproducible medium, will include top and bottom of curb, centerline and quarter crown grades, monuments where applicable, shall be signed and sealed by a licensed New Jersey Professional Land Surveyor and accompanied by a monument certification where applicable.
- E. County road improvements must have base pavement course prior to the issuance of Certificate of Occupancies.
- F. The developer is responsible for obtaining all off-site easements necessary for grading, pavement widening, and utility relocations required as a result of the County road improvements.
- G. Driveway locations on new lots on County roads shall be spaced in accordance with Ocean County Site Plan and Subdivision Resolution Table 600-2 of Section 606.
- H. Off-street parking shall be situated on the new lots in a "T" type design to prevent vehicles from backing out onto the County road in accordance with Ocean County Site Plan and Subdivision Resolution Section 603.C.
- I. For minor subdivisions, if the Township requires curb and sidewalk, the curb shall be set at the County's master plan width with 15:1 tapers back to the existing edge of pavement.



# **APPENDIX B**

# **Road, Drainage, and Sight**

# **Right Easements**



# **Sample Road Easement Individual or Partnership**



*Ocean County*  
**Site Plan and Subdivision Resolution**

*Chapter 1000*

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# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

## Road Easement-Individual or Partnership

**Clear**

**Print**

PREPARED BY

---

## ROAD EASEMENT

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between

hereinafter called "Grantor" and the COUNTY OF OCEAN, a Public Corporation of the State of New Jersey, with offices located at Administration Building, Hooper Avenue, Toms River, New Jersey 08753, its successors and assigns, hereinafter called the "Grantee."

WITNESSETH that it is in the interest of the General Public and the welfare of the County of Ocean that the lands hereinafter described shall be burdened with an Easement or right-of-way for the purpose of constructing, improving, operating and maintaining a Public Road upon and across such land.

NOW, THEREFORE, in consideration of the benefits accruing to the Grantor and to the Public and the sum One Dollar and Zero Cents (\$ 1.00) the Grantor does hereby dedicate to Public use the following land, situate, lying and being in the Township/Borough of \_\_\_\_\_, County of Ocean, State of New Jersey and being bounded and described as follows:

SEE LEGAL DESCRIPTION prepared by \_\_\_\_\_, P.L.S.  
dated - \_\_\_\_\_, consisting of \_\_\_\_ pages, attached hereto and made a part hereof.

AND BEING known Block \_\_\_\_\_, p/o Lot(s) \_\_\_\_\_, as shown on the Tax Map of the Township/Borough of \_\_\_\_\_, subject to existing easements and rights of record.



# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

The Grantor's lands were acquired by virtue of Deed from \_\_\_\_\_, dated \_\_\_\_\_, recorded \_\_\_\_\_ in the Ocean County Clerk's/Register's Office in Book \_\_\_\_\_, Page \_\_\_\_\_.

IN WITNESS WHEREOF the Grantor signs this Deed as of the date at the top of the first page.

WITNESSED BY:

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STATE OF \_\_\_\_\_  
SS:  
COUNTY OF \_\_\_\_\_

I CERTIFY on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally came before me and stated under oath to my satisfaction that:

- (a) was the maker of the attached Road Easement;
- (b) executed this Road Easement as his/her (their) own act
- (c) made this Road Easement for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.

---

Notary

**RECORD AND RETURN TO:**  
Ocean County Engineering  
Attn: Planning Board Review Matters  
P.O. Box 2191  
Toms River, NJ 08753



# **Sample Road Easement Corporation**



*Ocean County*  
**Site Plan and Subdivision Resolution**

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*Chapter 1000*



# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

## Road Easement-Corporation

**Clear**

**Print**

PREPARED BY

---

## ROAD EASEMENT

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between

hereinafter called "Grantor" and the COUNTY OF OCEAN, a Public Corporation of the State of New Jersey, with offices located at Administration Building, Hooper Avenue, Toms River, New Jersey 08753, its successors and assigns, hereinafter called the "Grantee."

WITNESSETH that it is in the interest of the General Public and the welfare of the County of Ocean that the lands hereinafter described shall be burdened with an Easement or right-of-way for the purpose of constructing, improving, operating and maintaining a Public Road upon and across such land.

NOW, THEREFORE, in consideration of the benefits accruing to the Grantor and to the Public and the sum One Dollar and Zero Cents (\$ 1.00) the Grantor does hereby dedicate to Public use the following land, situate, lying and being in the Township/Borough of \_\_\_\_\_, County of Ocean, State of New Jersey and being bounded and described as follows:

SEE LEGAL DESCRIPTION prepared by \_\_\_\_\_, P.L.S.  
dated - \_\_\_\_\_, consisting of \_\_\_\_ pages, attached hereto and made a part hereof.

AND BEING known Block \_\_\_\_\_, p/o Lot(s) \_\_\_\_\_, as shown on the Tax Map of the Township/Borough of \_\_\_\_\_, subject to existing easements and rights of record.



# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

The Grantor's lands were acquired by virtue of Deed from \_\_\_\_\_, dated \_\_\_\_\_, recorded \_\_\_\_\_ in the Ocean County Clerk's/Register's Office in Book \_\_\_\_\_, Page \_\_\_\_\_.

IN WITNESS WHEREOF the Grantor signs this Deed as of the date at the top of the first page.

WITNESSED BY:

---

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---

STATE OF NEW JERSEY  
SS:  
COUNTY OF OCEAN

I CERTIFY on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally came before me and stated under oath to my satisfaction that:

- (a) was the maker of the attached Road Easement;
- (b) executed this Road Easement as his/her (their) own act
- (c) made this Road Easement for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.

---

Notary

**RECORD AND RETURN TO:**  
Laura M. Benson, Esq.  
Berry, Sahradnik, Kotzas & Benson  
212 Hooper Avenue  
P.O. Box 757  
Toms River, NJ 08754



# **Sample Drainage Easement Individual or Partnership**



*Ocean County*  
**Site Plan and Subdivision Resolution**

*Chapter 1000*

---



# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

## Drainage Easement-Individual or Partnership

**Clear**

**Print**

PREPARED BY:

### DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned,  
\_\_\_\_\_, whose address is  
\_\_\_\_\_, NJ \_\_\_\_\_,

hereinafter called the "grantor", in consideration of One Dollar and Zero Cents (\$1.00) do hereby grant and dedicate unto the **County of Ocean**, a body Corporate and Politic of the State of New Jersey, whose address is P.O. Box 2191, Toms River, New Jersey 08754, its successors and assigns, a perpetual easement across the grantor's lands for drainage and construction of drainage improvements, said easement being in the Township/Borough of \_\_\_\_\_, Ocean County, New Jersey, and is described as follows:

Being a P/O current Tax Map Lot \_\_\_\_\_, Block \_\_\_\_\_

SEE LEGAL DESCRIPTION prepared by \_\_\_\_\_, P.L.S. dated \_\_\_\_\_ consisting of page(s), attached hereto and made a part hereof.

The grantor's lands were acquired by virtue of Deed from \_\_\_\_\_, dated \_\_\_\_\_, recorded \_\_\_\_\_ in the Ocean County Clerk's/Register's Office in Book \_\_\_\_\_, Page \_\_\_\_\_.



# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

IN WITNESS WHEREOF the Grantors have set their hands and seal to be affixed hereto and attested by its property corporate officers this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

WITNESSED BY:

\_\_\_\_\_  
(sign)  
Print name:

\_\_\_\_\_  
(sign)  
Print name:

STATE OF \_\_\_\_\_  
SS:  
COUNTY OF \_\_\_\_\_

I CERTIFY that on \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
(print names)

personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Document;
- (b) signed, sealed and delivered this Document as his or her act and deed; and
- (c) made this Document for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Signed and sworn to before me on

\_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
(NOTARY)

**RECORD AND RETURN TO:**

**Ocean County Engineering Dept.**  
Attn: Planning Board Review Matter  
PO Box 2191  
Toms River, NJ 08753



# **Sample Drainage Easement Corporation**



*Ocean County*  
**Site Plan and Subdivision Resolution**

*Chapter 1000*

---



# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

## Drainage Easement-Corporation

**Clear**

**Print**

PREPARED BY:

### DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned,

\_\_\_\_\_, of \_\_\_\_\_,

(name and title) (Corp, LLC name)

whose address is \_\_\_\_\_, \_\_\_\_\_, NJ, hereinafter called the "Grantor", in consideration of One Dollar and Zero Cents (\$1.00) does hereby grant and dedicate unto the **County of Ocean**, a body Corporate and Politic of the State of New Jersey, whose address is P.O. Box 2191, Toms River, New Jersey 08754, as Grantee, its successors and assigns, a perpetual easement across the grantor's lands for drainage and/or construction of drainage improvements, said easement being in the Township/Borough of \_\_\_\_\_, Ocean County, New Jersey, and is described as follows:

Being a P/O current Tax Map Lot \_\_\_\_\_, Block \_\_\_\_\_

SEE **LEGAL DESCRIPTION** prepared by \_\_\_\_\_, P.L.S., dated \_\_\_\_\_ consisting of \_\_\_\_ page(s), attached hereto and made a part hereof.

The grantor's lands were acquired by virtue of Deed from \_\_\_\_\_, dated \_\_\_\_\_, recorded \_\_\_\_\_ in the Ocean County Clerk's/Register's Office in Book \_\_\_\_\_, Page \_\_\_\_\_.



# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

IN WITNESS WHEREOF the Grantors have set their hands and seal or its corporate seal to be affixed hereto and attested by its property corporate officers this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

WITNESSED BY:

---

Sign

---

Print name and title

STATE OF NEW JERSEY  
SS:  
COUNTY OF OCEAN

I CERTIFY that on \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ personally came before me, and this person acknowledged under oath, to my satisfaction that:

- (a) this person is the \_\_\_\_\_ of \_\_\_\_\_ the Corporation/LLC named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper Corporate officer who is the President of the Corporation or Managing Member of the LLC;
- € this document was signed and delivered by the Corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors or Members;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- € this person signed this proof to attest to the truth of these facts.

---

Signature of Attesting Witness

Signed and sworn to before me on

\_\_\_\_\_, 20\_\_\_\_

---

NOTARY

RECORD AND RETURN TO:

**Ocean County Engineering Dept.**  
Attn: Planning Board Review Matter  
PO Box 2191  
Toms River, NJ 08753



# **Sample Sight Right Easement**

## **Individual or Partnership**



*Ocean County*  
**Site Plan and Subdivision Resolution**

*Chapter 1000*

---



# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

## Sight Right Easement-Individual or Partnership

**Clear**

**Print**

Prepared by: \_\_\_\_\_

### SIGHT EASEMENT

**Know All Men By These Presents** that the undersigned, \_\_\_\_\_, whose address is \_\_\_\_\_, hereinafter called "Grantor," in consideration of One Dollar does hereby grant and dedicate unto the COUNTY OF OCEAN, a body Corporate and Politic of the State of New Jersey, whose address is 101 Hooper Avenue, PO Box 2191, Toms River, New Jersey 08754, and its successors and assigns, a perpetual Sight Right Easement ("Easement") across the Grantor's lands for a public road for the purpose of providing the general public, including but not limited to the operators of vehicles, bicycles and pedestrians with an unobstructed view across said Easement, said Easement being in the Borough/Township of \_\_\_\_\_, County of Ocean, State of New Jersey, and is described as follows: Being a P/O the Tax Map of the Borough/Township of \_\_\_\_\_ as Block \_\_\_\_\_, P/O Lot \_\_\_\_\_, a metes and bounds description drawn by \_\_\_\_\_ dated \_\_\_\_\_ of the Sight Easement is annexed hereto as Schedule A and made a part hereof.

Grantor or the successor in title shall maintain said Easement free of obstructions to vision and agrees that nothing shall be erected, planted, or allowed to grow upon the Easement greater than 30 inches in height as shall obstruct the view of operators of vehicles or pedestrians across the Easement.

No consideration granted.

Annexed hereto as Schedule B is a sketch or map of said easement area.

The Grantor's lands were acquired by virtue of Deed from

\_\_\_\_\_, dated \_\_\_\_\_, recorded \_\_\_\_\_ in  
the Ocean County Clerk's/Register's Office in Book \_\_\_\_\_, Page \_\_\_\_\_.

**Signatures.** This instrument is signed and attested to by the Grantor.

Witnessed by:

\_\_\_\_\_ BY: \_\_\_\_\_

STATE OF

SS:

COUNTY OF

I CERTIFY that on \_\_\_\_\_, 20\_\_\_\_\_,

\_\_\_\_\_ personally came before me and stated to my satisfaction that this person (or if more than one, each person);

(a) is named in and personally signed this Easement

(b) was the maker of the attached Easement;

(c) executed this Easement as his/her (their) own act

(d) made this Easement for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

NOTARY  
My Commissioner Expires:



*Ocean County*  
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---

**RECORD AND RETURN TO:**

**Ocean County Engineering Dept.**  
Attn: Planning Board Review Matter  
PO Box 2191  
Toms River, NJ 08753



# **Sample Sight Right Easement Corporation**



*Ocean County*  
**Site Plan and Subdivision Resolution**

---

*Chapter 1000*



# Ocean County Site Plan and Subdivision Resolution

Chapter 1000

## Sight Right Easement-Corporation

[Clear](#)

[Print](#)

Prepared by: \_\_\_\_\_

### SIGHT EASEMENT

**Know All Men By These Presents** that the undersigned, \_\_\_\_\_, whose address is \_\_\_\_\_, hereinafter called "Grantor," in consideration of One Dollar does hereby grant and dedicate unto the COUNTY OF OCEAN, a body Corporate and Politic of the State of New Jersey, whose address is 101 Hooper Avenue, PO Box 2191, Toms River, New Jersey 08754, and its successors and assigns, a perpetual Sight Right Easement ("Easement") across the Grantor's lands for a public road for the purpose of providing the general public, including but not limited to the operators of vehicles, bicycles and pedestrians with an unobstructed view across said Easement, said Easement being in the Borough/Township of \_\_\_\_\_, County of Ocean, State of New Jersey, and is described as follows: Being a P/O the Tax Map of the Borough/Township of \_\_\_\_\_ as Block \_\_\_\_, P/O Lot \_\_\_\_, a metes and bounds description drawn by \_\_\_\_\_ dated \_\_\_\_\_ of the Sight Easement is annexed hereto as Schedule A and made a part hereof.

Grantor or the successor in title shall maintain said Easement free of obstructions to vision and agrees that nothing shall be erected, planted, or allowed to grow upon the Easement greater than 30 inches in height as shall obstruct the view of operators of vehicles or pedestrians across the Easement.

No consideration granted.

Annexed hereto as Schedule B is a sketch or map of said easement area.

The Grantor's lands were acquired by virtue of Deed from \_\_\_\_\_, dated \_\_\_\_\_, recorded \_\_\_\_\_ in the Ocean County Clerk's/Register's Office in Book \_\_\_\_, Page \_\_\_\_\_.

**Signatures.** This instrument is signed and attested to by the Grantor.

Witnessed by:

\_\_\_\_\_ BY: \_\_\_\_\_

Name/Title  
(Officer or Authorized Member)



*Ocean County*  
**Site Plan and Subdivision Resolution**

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STATE OF \_\_\_\_\_  
SS: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I CERTIFY that on \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Easement;
- (b) was authorized to and did execute this Easement as \_\_\_\_\_ of \_\_\_\_\_, the entity named in this Easement;
- (c) made this Easement for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.); and
- (d) executed this Document as the act of the entity.

---

NOTARY  
My Commissioner Expires: \_\_\_\_\_

**RECORD AND RETURN TO:**

**Ocean County Engineering Dept.**  
**Attn: Planning Board Review Matter**  
**PO Box 2191**  
**Toms River, NJ 08753**



# **APPENDIX C**

## **CHAPTER 500**

### **Figures**

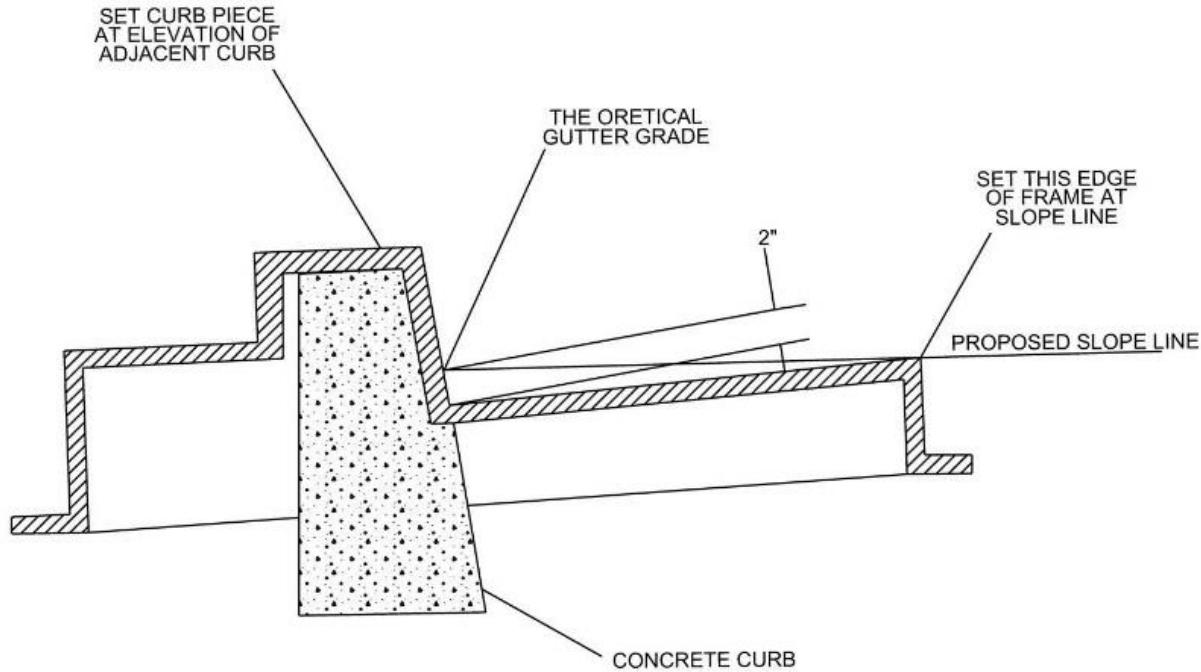


FIGURE 500-1  
METHOD OF SETTING CASTING FOR INLETS WHERE  
CURB PIECE HEIGHT IS 2" GREATER THAN CURB FACE



# Ocean County Site Plan and Subdivision Resolution

## *Chapter 1000*

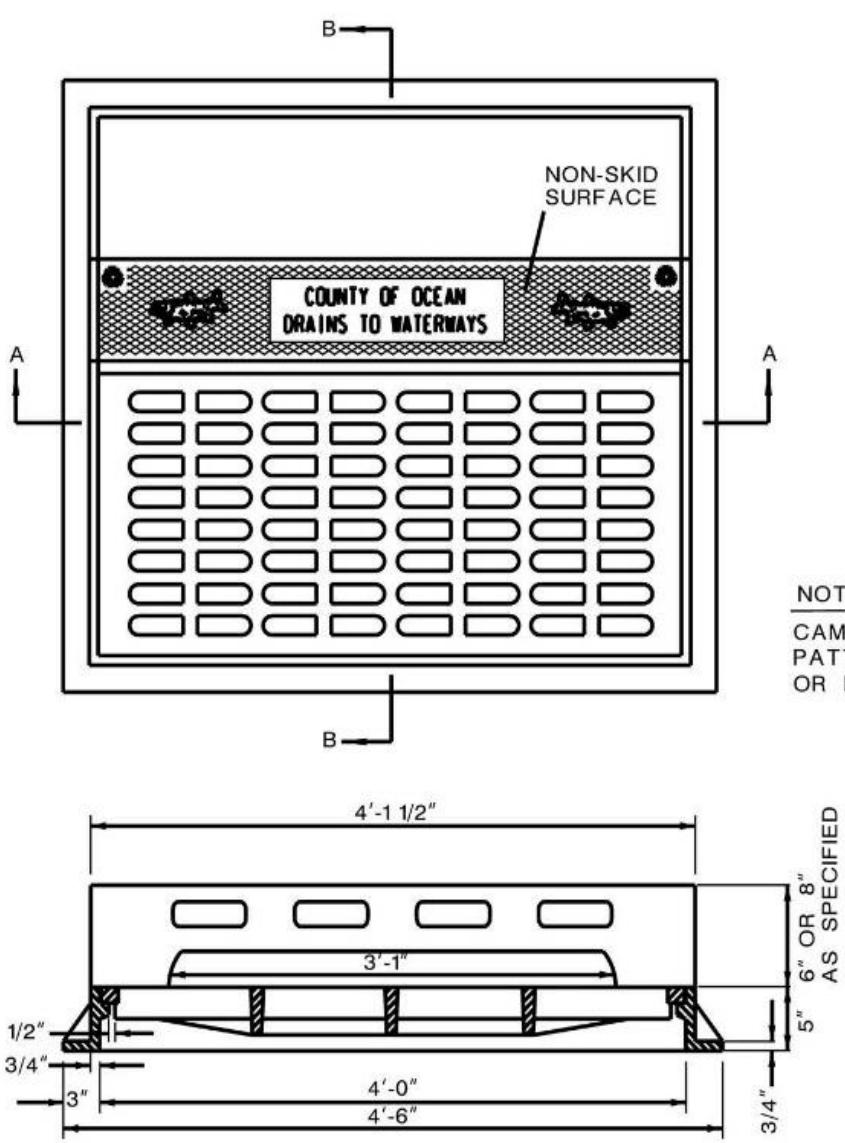
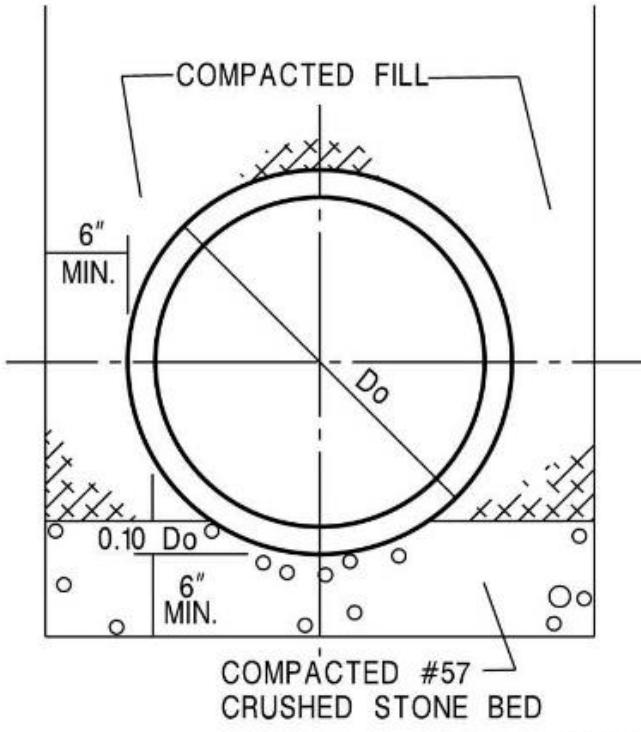


FIGURE 500-2  
INLET TYPE 'B' CASTING



*Ocean County*  
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$D_o$  = OUTSIDE VERTICAL  
PIPE DIAMETER

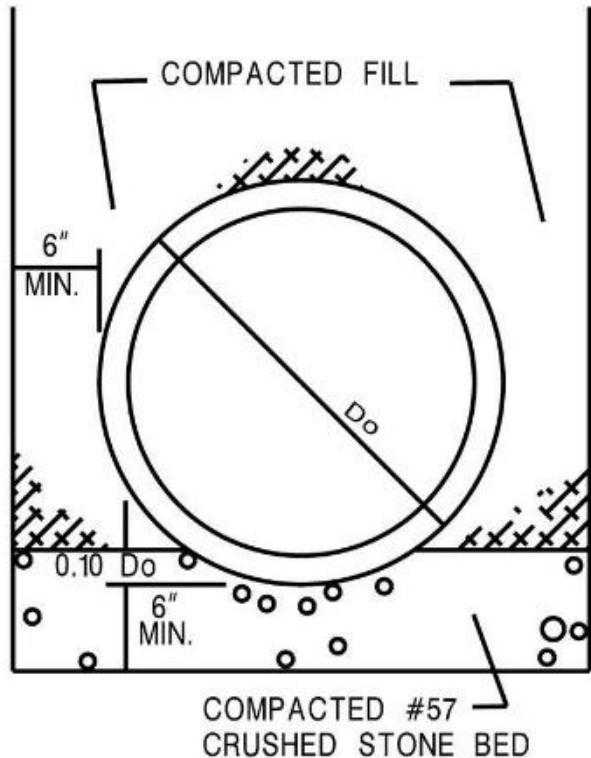
AMOUNT OF #57 STONE/L.F. OF PIPE	
12"	0.0556 C.Y./L.F.
15"	0.0641 C.Y./L.F.
18"	0.0692 C.Y./L.F.
21"	0.0783 C.Y./L.F.
24"	0.0878 C.Y./L.F.
30"	0.1079 C.Y./L.F.
36"	0.1294 C.Y./L.F.
42"	0.1577 C.Y./L.F.
48"	0.1825 C.Y./L.F.
14" x 23"	0.0720 C.Y./L.F.
16" x 27"	0.0873 C.Y./L.F.
19" x 30"	0.0969 C.Y./L.F.
22" x 34"	0.1088 C.Y./L.F.
24" x 38"	0.1203 C.Y./L.F.
27" x 42"	0.1315 C.Y./L.F.
29" x 45"	0.1448 C.Y./L.F.
34" x 53"	0.1715 C.Y./L.F.
38" x 60"	0.1961 C.Y./L.F.
43" x 68"	0.2259 C.Y./L.F.

FIGURE 500-3  
METHOD FOR INSTALLING CONCRETE PIPE  
USING PIPE BEDDING, CLASS C



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AMOUNT OF #57 STONE/L.F. OF PIPE		
12"	0.0456	C.Y./L.F.
14"	0.0504	C.Y./L.F.
16"	0.0553	C.Y./L.F.
18"	0.0604	C.Y./L.F.

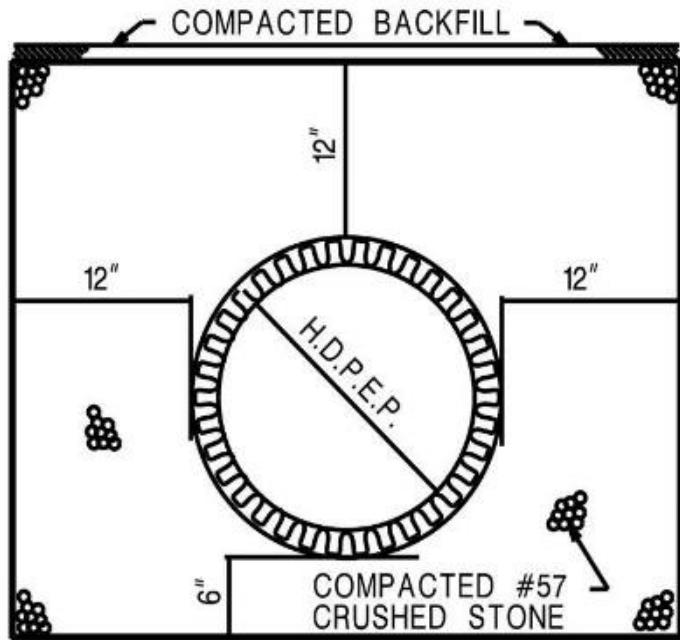
$Do$  = OUTSIDE VERTICAL PIPE DIAMETER

**FIGURE 500-4**  
**METHOD FOR INSTALLING DUCTILE IRON**  
**USING PIPE BEDDING, CLASS C**



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AMOUNT OF #57 STONE/L.F. OF PIPE	
15"	0.3171 C.Y./L.F.
18"	0.3689 C.Y./L.F.
24"	0.4555 C.Y./L.F.
30"	0.5671 C.Y./L.F.
36"	0.6637 C.Y./L.F.
42"	0.7600 C.Y./L.F.
48"	0.8604 C.Y./L.F.

PLASTIC FILTER CLOTH (SUMAC NON-WOVEN POLYPROPYLENE FABRIC OR EQUIVALENT).

NOTE:

IN AREAS WHERE THERE IS LESS THAN 24" OF COVER OVER THE PIPE, PLACE STONE TO WITHIN 12" OF THE SURFACE THEN FOLLOW SURFACE REPAIR DETAIL TO COMPLETE REPAIR.

FIGURE 500-5  
METHOD FOR INSTALLING H.D.P.E.P.  
USING PIPE BEDDING CLASS C



# **APPENDIX D**

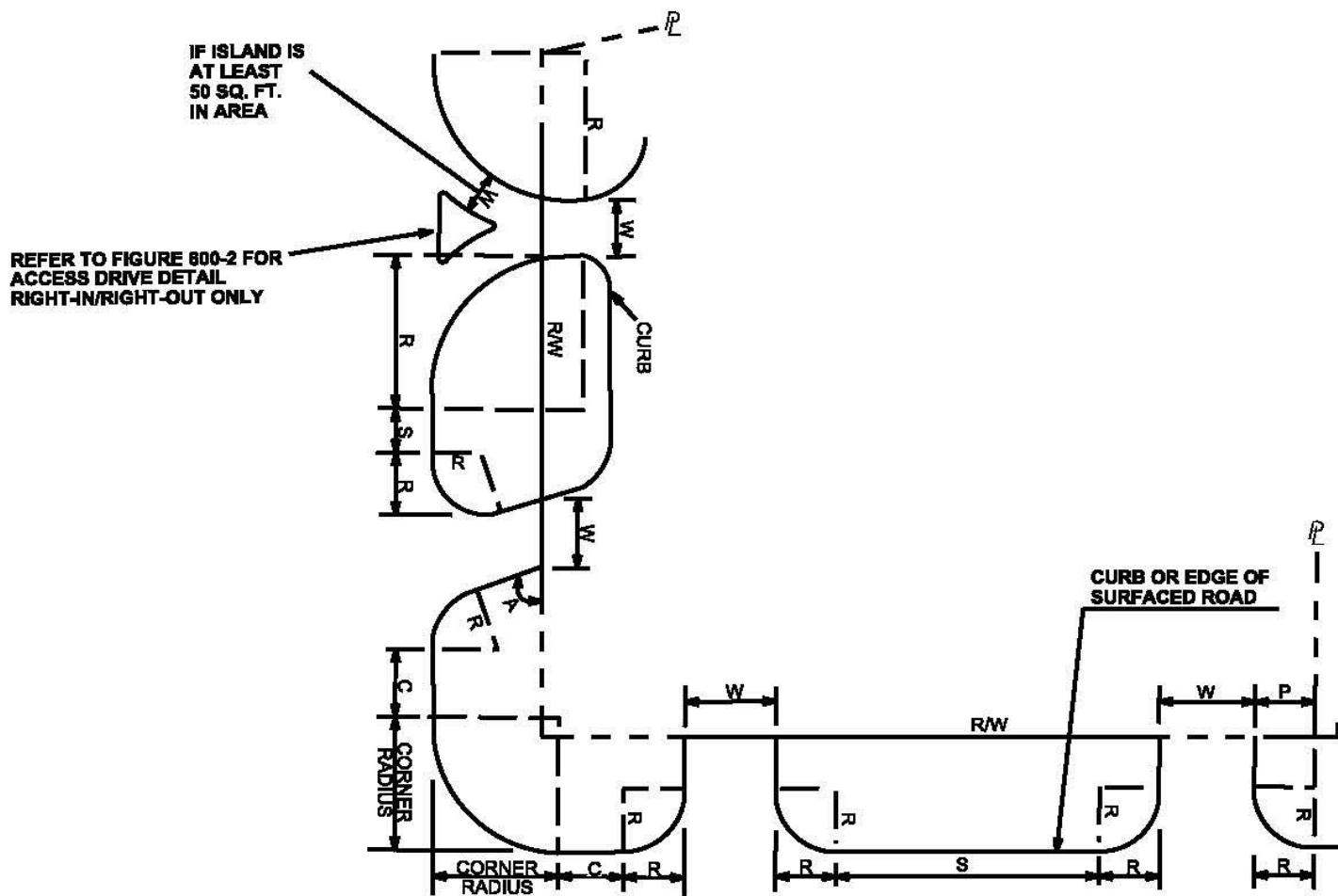
## **CHAPTER 600**

# **FIGURES**



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**FIGURE 600-1**  
**DRIVeway DIMENSION MEASUREMENTS**  
**(Refer to driveway dimensions table)**



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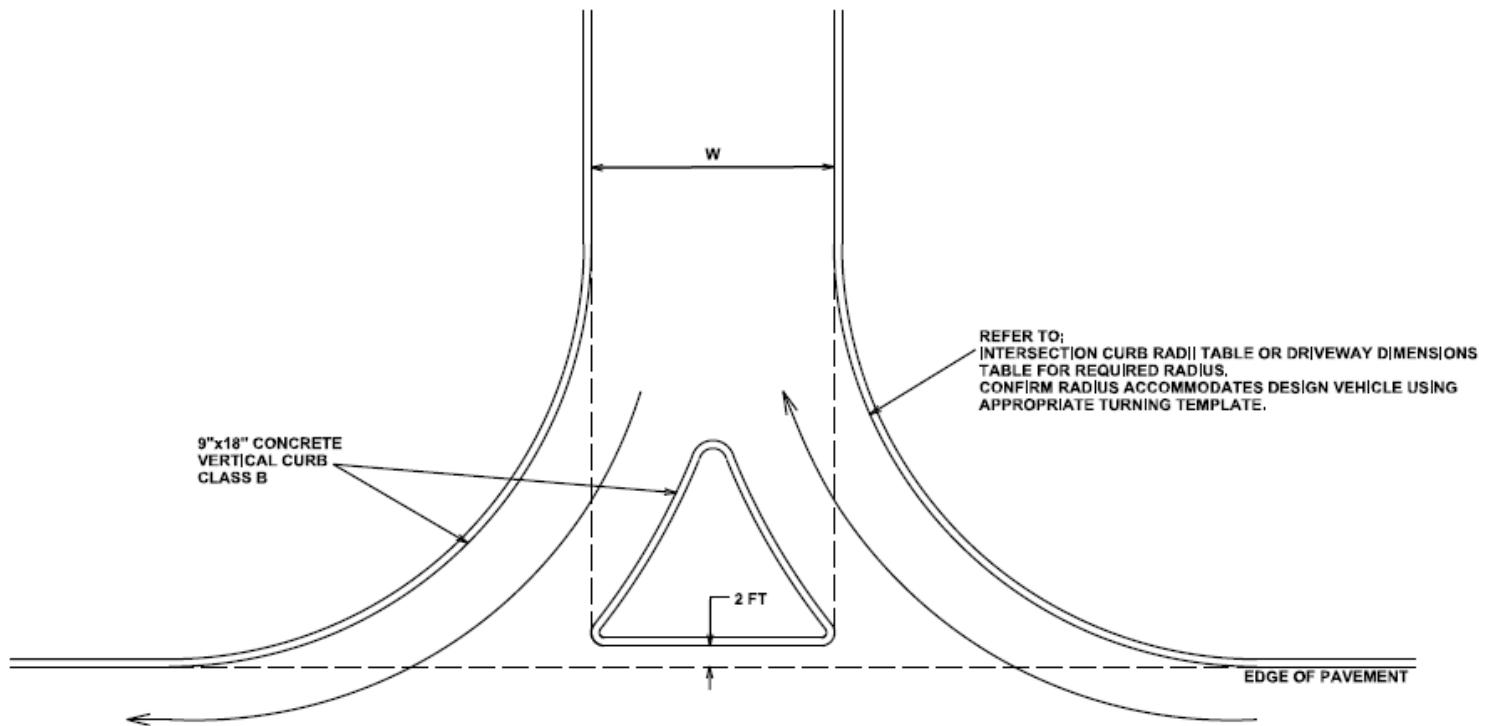


FIGURE 600-2  
INTERSECTION AND ACCESS DRIVE DETAIL  
RIGHT-IN / RIGHT-OUT ONLY



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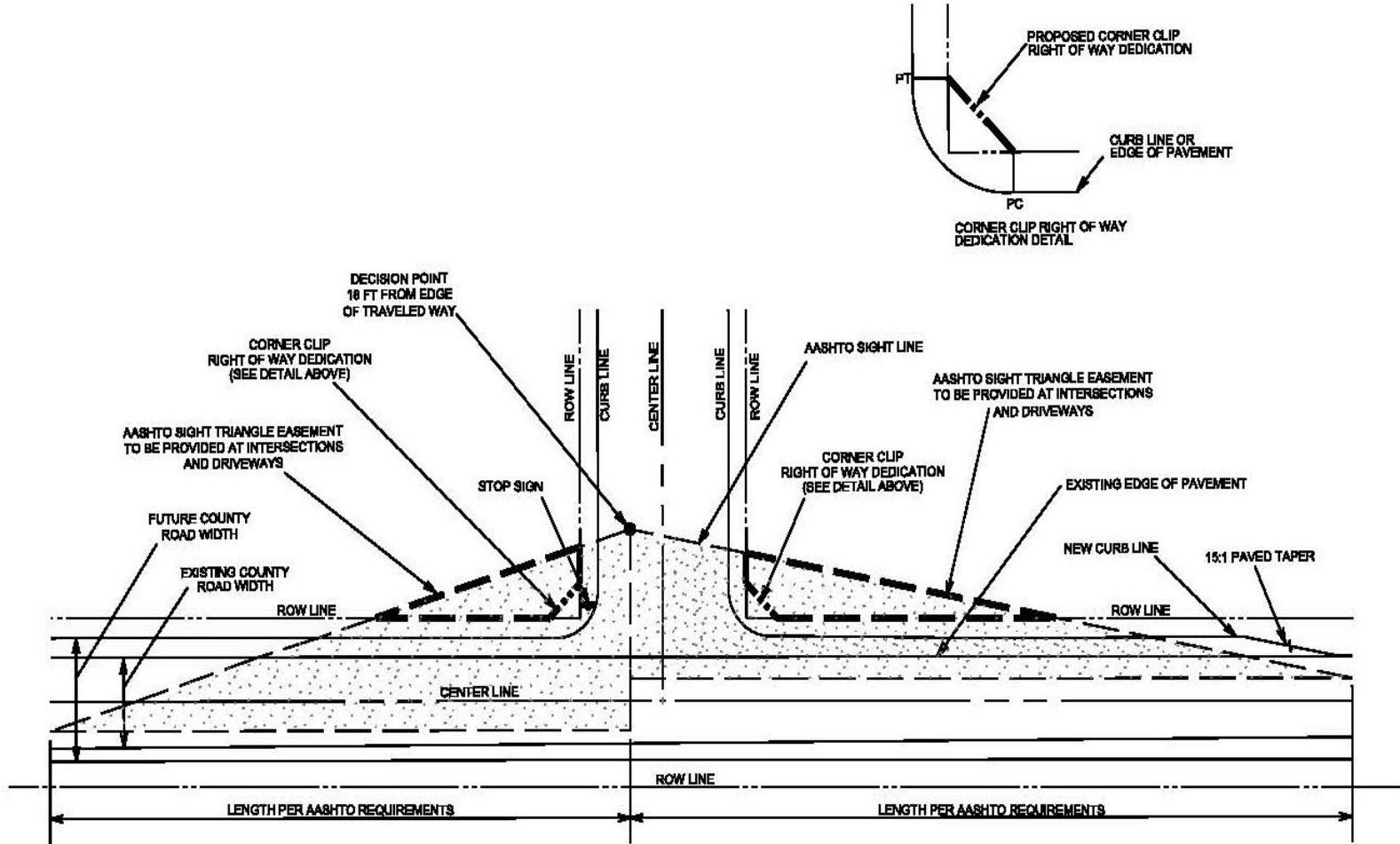
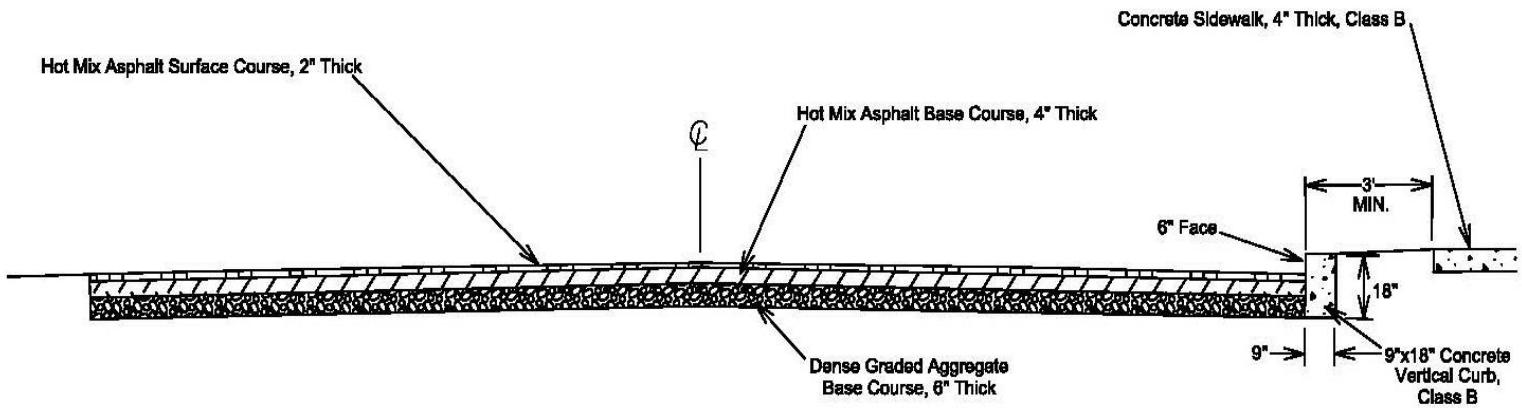


FIGURE 600-3  
MINIMUM STANDARDS FOR SIGHT LINE EASEMENTS  
AT COUNTY ROAD ACCESS POINTS



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**FIGURE 600-4**  
**STANDARD PAVEMENT CROSS SECTION**

**Notes:**

1. Construction standards shall conform to the NJDOT standard specifications, latest edition.
2. Road opening permits are required for all work performed within an Ocean County right of way or easement.



## **APPENDIX E**

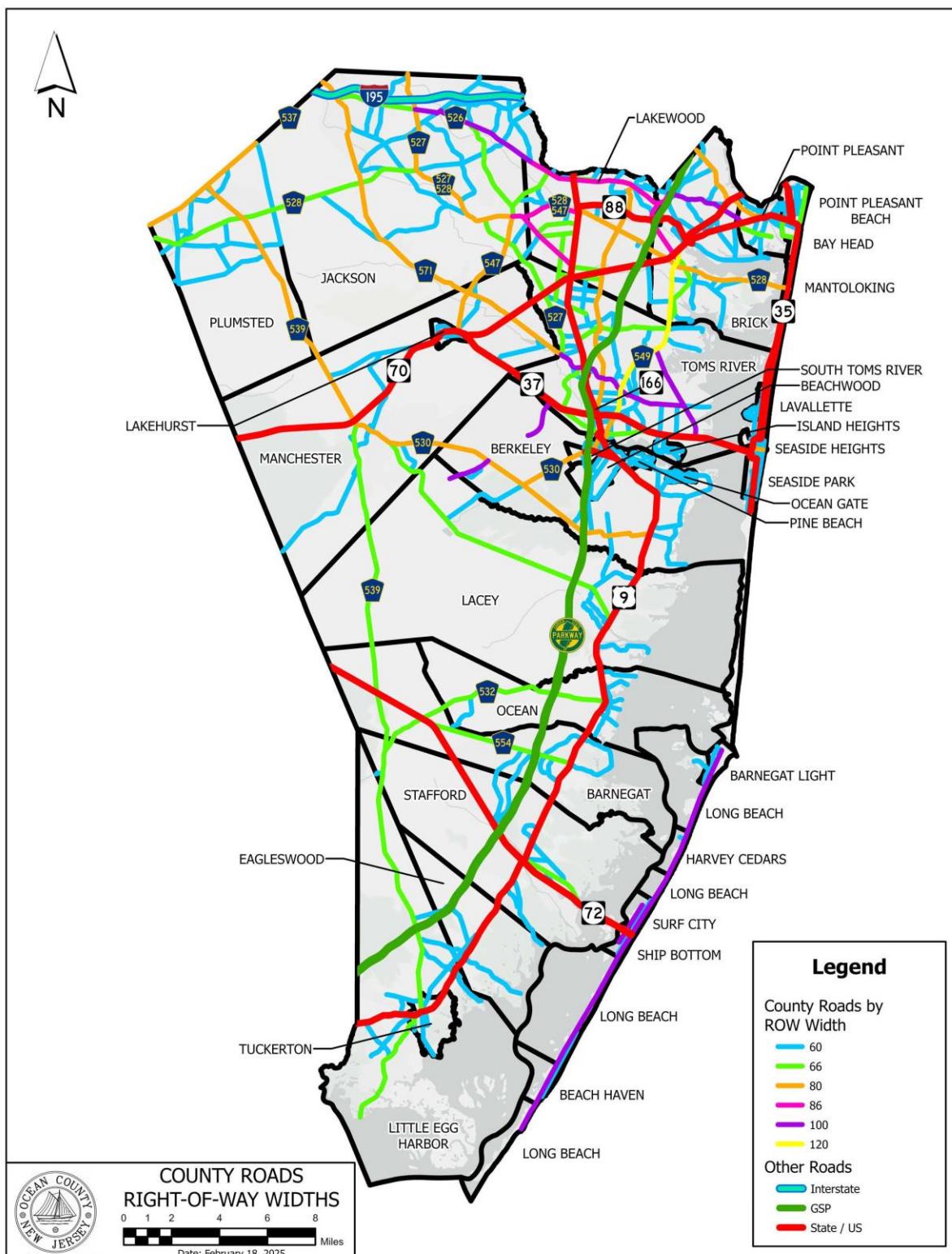
# **Official County Right-of-Way Map, Ocean County Right-of-Way Width Requirements, & Typical Right-of-Way Sections**



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## Official County Right-of-Way Map





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**Ocean County Right-of-Way Width Requirements**

No right-of-way for a County road shall be less than sixty (60') feet. In addition, rights-of-way for the following County roads or section thereof shall conform to the following minimum dimensions as set forth in the Master Plan:

COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>BARNEGAT TOWNSHIP (34)</b>				
1	Warren Grove-Whiting Rd.	3.97	Stafford Twp line to Lacey Twp Line	66
2	W. Bay Ave.	9.84	SH 72 to US 9	66
	E. Bay Ave.		US 9 to Barnegat on the Bay Condos	60
	Bayshore Dr.		Barnegat on the Bay Condos to US 9	
8	Barnegat Blvd.	2.95	Gunning River Rd. to US 9	60
10	Gunning River Rd.	1.22	US 9 to W. Bay Ave. (Rt. 554)	60
95	Warren Grove Rd.	2.64	Stafford Twp line to Ocean Twp line	66
97	Brookville Rd.	0.17	W. Bay Ave. (Rt. 554) to Ocean Twp line	60
105	Lighthouse Dr.	1.31	W. Bay Ave. (Rt. 554) to Stafford Twp line	60
111	Nautilus Dr.	1.45	W. Bay Ave. (Rt. 554) to Stafford Twp Line	60
<b>BARNEGAT LIGHT BOROUGH (1)</b>				
2	Broadway	0.39	Central Ave. (Rt. 607) to dead end at Barnegat Inlet	60
4	4th St.	0.20	Broadway to Central Ave. (Rt. 607)	60
7	Central Ave.	1.65	Barnegat Light Boro line to 4th St.	100
8	Bayview Ave.	1.58	6th St. to 30th St.	60
	30th St.		Bayview Ave. to Central Ave. (Rt. 607)	
107	20th St.	0.26	Central Ave. (Rt. 607) to Long Beach Twp line	60
<b>BAY HEAD BOROUGH (2)</b>				
2	Osborne Ave.	0.71	SH 35 to Bay Ave. (Rt. 604)	60
4	Bridge Ave.	0.59	Bay Ave. (Rt. 604) to SH 35 (excluding SH 13)	66
75	Bay Ave.	0.59	Bridge Ave. to 200' north of Osborne Ave.	66
<b>BEACH HAVEN BOROUGH (3)</b>				
7	Long Beach Blvd.	1.88	Long Beach Twp (Holgate) line to Long Beach Twp (North Beach Haven) line	100
43	Beach Ave.	1.52	Long Beach Twp (North Beach Haven) line to Liberty Ave.	60



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COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>BEACHWOOD BOROUGH (4)</b>				
2	Flint Rd.	0.02	South Toms River Boro line to Admiral Ave. (Rt. 621)	60
4	Beachwood Blvd.	1.60	Pinewald Rd. (Rt. 621) to Compass Ave. (Rt. 617)	60
6	Mizzen Ave.	2.13	US 9 to Railroad Ave.	60
	Railroad Ave.		Mizzen Ave. to Berkeley Ave.	
	Berkeley Ave.		Railroad Ave. to Pinewald Rd. (Rt. 621)	
13	Bayside Ave.	1.00	Pine Beach Boro line to Mayo Park	60
	Club House Rd.		Mayo Park to Nelson Monument Park	
	Compass Ave.		Nelson Monument Park to Starboard St.	
	Starboard St.		Compass Ave. to Atlantic City Blvd. (SH 166)	
15	Double Trouble Rd.	1.49	Berkeley Twp line to Jakes Branch	60
77	Birch St.	0.60	Ship Ave. to Double Trouble Rd. (Rt. 619)	60
91	Pinewald Rd.	2.35	Berkeley Twp line to Chestnut St.	60
	Surf Ave.		Chestnut St. to US 9	
	Admiral Ave.		US 9 to Atlantic City Blvd. (SH 166)	
<b>BERKELEY TOWNSHIP (5)</b>				
2	Mill Creek Rd.	0.96	Chelsea Ave. (Rt. 617) to Ocean Gate Dr. (Rt. 625)	60
4	Veeder Ln.	1.19	Ocean Gate Dr. (Rt. 625) to Bayview Ave. (Rt. 617)	60
6	Bay Blvd.	1.18	US 9 to S. Bayview Ave.	60
13	Bayview Ave.	5.93	1) Brennan Concourse to Bay Blvd. 2) Bay Blvd. to Ocean Gate Boro line	60
	Chelsea Ave.		Ocean Gate Boro line to Pine Beach Boro line	
15	Double Trouble Rd.	1.26	Pinewald-Keswick Rd. (Rt. 618) to Beachwood Boro line	60
19	Dover Rd.	4.13	Lacey Twp line to Pinewald-Keswick Rd.	60
			Pinewald-Keswick Rd to South Toms River Boro line	80
21	Ocean Gate Dr.	0.66	US 9 to Ocean Gate Boro line	60
22	Brennan Concourse	0.82	Bayview Ave. (Rt. 617) to John C. Bartlett Jr. County Park	60
24	Airport Rd.	0.90	Mule Rd. (Rt. 642) to Mule Rd. (Rt. 642)	60
39	Mule Rd.	2.99	1) Toms River Twp line to the Jersey Central Power & Light Right-of-Way 2) Pinewald-Keswick Rd. (Rt. 618) to Lacey Twp line	100
49	Barnegat Ave.	0.62	Seaside Park Boro line to 24th Ave.	60
	24th Ave.		Barnegat Ave. to SH 35 (NB lanes)	
55	Pinewald-Keswick Rd.	10.81	Manchester Twp line to GSP	80
	Forest Hills Pkwy.		GSP to Bill Zimmerman Jr. Way	
	Veterans Pkwy.		Bill Zimmerman Jr. Way to Serpentine Dr.	
	Serpentine Dr.		Veterans Pkwy. to Radovan Ave.	
	Central Pkwy.		Radovan Ave. to US 9	
	Butler Blvd.		US 9 to Bayview Ave.	
85	Western Blvd.	1.73	Northern Blvd. to Lacey Twp line	60
91	Grand Central Pkwy.	1.40	Forest Hills Pkwy. (Rt. 618) to Beachwood Boro line	60
109	Magnolia Ave.	0.32	South Toms River Boro Line to 1st St.	60
	1st St.		Magnolia Ave. to South Toms River Boro line	



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COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>BRICK TOWNSHIP (6)</b>				
2	Drum Point Rd.	3.61	Brick Blvd. to dead end at Kettle Creek	60
4	Adamston Rd.	1.23	Drum Point Rd. to Mantoloking Rd. (Rt. 528)	60
5	Cedar Bridge Ave.	5.90	Lakewood Twp line to Hooper Ave. (Rt. 631)	80
	Mantoloking Rd.		Hooper Ave. (Rt. 631) to Mantoloking Boro line	
6	Laurel Ave.	1.70	Dead end at Metedeconk River to Drum Point Rd. (Rt. 624)	60
	Cherry Quay Rd.		Drum Point Rd. to Starboard Rd. / Seagoin Rd.	
8	Princeton Ave.	3.38	Post Rd. to dead end at Barnegat Bay	60
9	Chambers Bridge Rd.	1.78	Brick Blvd. to Lakewood Twp line	86
10	Old Squan Rd.	0.73	SH 88 to Coolidge Dr.	60
11	Hooper Ave.	3.21	Toms River Twp line to Brick Blvd. [south end]	120
			Brick Blvd [south end] to Brick Blvd. [north end]	66
12	Lanes Mill Rd.	2.61	Lakewood Twp line to Burnt Tavern Rd.	86
	Lanes Mill Rd.		Burnt Tavern Rd. to Herbertsville Rd. (Rt. 549 S1)	60
14	Sally Ike Rd.	1.90	Lanes Mill Rd. to Monmouth County line	60
16	Burrsville Rd.	1.46	SH 88 to Burnt Tavern Rd. (Rt. 549)	60
18	Herborn Ave.	0.62	Lanes Mill Rd. (Rt. 549) to Monmouth County line	60
24	Maple Ave.	0.90	Herbertsville Rd. (Rt. 549 S1) to Burnt Tavern Rd. (Rt. 632)	60
40	Olden St.	0.78	SH 88 to W Princeton Ave.	60
	W. Princeton Ave.		Olden St. to SH 88	
42	Van Zile Rd.	1.61	Burnt Tavern Rd. (Rt. 632) to SH 88	60
44	Forge Pond Rd.	1.08	SH 88 to SH 70	60
46	Barber Ave.	0.08	Mantoloking Rd. (Rt. 528) to Lynnwood Ave.	60
50	Brick Blvd.	3.16	Hooper Ave. [south split] to SH 70	120
52	Church Rd.	0.39	Drum Point Rd. (Rt. 624) to Mantoloking Rd. (Rt. 528)	60
54	Midstreams Rd.	2.04	Princeton Ave. (Rt. 630) to SH 88	60
	Coolidge Dr.		SH 88 to SH 70	
56	Jordan Rd.	1.17	SH 88 to Midstreams Rd.	60
58	Bay Harbor Blvd.	0.99	Hooper Ave. (Rt. 631) to Blue Cedar Dr.	60
	Blue Cedar Dr.		Bay Harbor Blvd. to Bay Way	
	Bay Way		Blue Cedar Dr. to Queen Ann Rd.	
62	Old Burnt Tavern Rd.	0.39	Burnt Tavern Rd. (Rt. 632) to 16th Ave.	60
63	Burnt Tavern Rd.	3.43	Stephan Rd to Lanes Mill Rd (Rt. 549) / GSP SB Exit 91B Ramp	60
	Burnt Tavern Rd.		Lanes Mill Rd. (Rt. 549) / GSP SB Exit 91B Ramp to Point Pleasant Boro line	100
64	Jack Martin Blvd.	1.38	SH 88 to SH 88	60
65	Beaver Dam Rd.	3.17	Princeton Ave. (Rt. 630) to Point Pleasant Boro line	60
	Herbertsville Rd.		Point Pleasant Boro line to Monmouth County line	80
66	Beaverson Blvd.	1.01	Hooper Ave. (Rt. 631) to Old Toms River Rd.	60
	Shorrock St.		Old Toms River Rd. to Lakewood Twp line	
67	River Rd.	0.13	SH 70 to Point Pleasant Boro line	60



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COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>EAGLESWOOD TOWNSHIP (8)</b>				
4	Mill St.	0.70	US 9 to Little Egg Harbor Twp line	60
8	West St.	0.39	Thomas Ave. (Rt. 602) to Mill St.	60
10	Dock Rd.	1.69	US 9 to dead end at Barnegat Bay	60
29	Thomas Ave.	1.53	Little Egg Harbor Twp line to US 9	60
35	Railroad Ave.	1.29	Little Egg Harbor Twp line to Coxs Ave.	60
45	Cedar Run Dock Rd.	0.65	Stafford Twp line to dead end at Barnegat Bay	60
99	Forge Rd.	2.65	Little Egg Harbor Twp line to US 9	60
<b>HARVEY CEDARS BOROUGH (9)</b>				
2	80th St.	0.23	Long Beach Blvd. (Rt. 607) to dead end at Barnegat Bay	60
7	Long Beach Blvd.	1.93	Long Beach Twp (North Beach) line to Long Beach Twp (Loveladies) line	100
<b>ISLAND HEIGHTS BOROUGH (11)</b>				
2	Central Ave.	0.73	River Ave. to SH 37	60
4	Summit Ave.	0.82	Central Ave. (Rt. 627) to Barnegat Bay	60
6	Simpson Ave.	0.81	Summit Ave. to Vansant Ave.	60
	Vansant Ave.		Simpson Ave. to dead end at Barnegat Bay	
8	Ocean Ave.	1.06	River Ave. (Rt. 627) to dead end at Barnegat Bay	60
41	West End Ave.	1.00	SH 37 to Lake Spring Ct.	60
	River Ave.		Lake Spring Ct. to Central Ave.	



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COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>JACKSON TOWNSHIP (12)</b>				
1	Pinehurst Rd.	0.55	Manchester Twp line to Plumsted Twp line	80
3	S. Hope Chapel Rd.	4.56	Manchester Twp line to E. Veterans Hwy. (Rt. 528)	80
	N. Hope Chapel Rd.		E. Veterans Hwy. (Rt. 528) to Lakewood Twp line	66
4	White Rd.	1.16	Whitesville Rd. (Rt. 527) to Lakewood Twp line	60
5	W. Veterans Hwy.	11.90	Plumsted Twp line to Cedar Swamp Rd. (Rt. 527) / E. Veterans Hwy.	66
	E. Veterans Highway		Bennetts Mills Rd. (Rt. 636) / W. Veterans Hwy. to N. & S. Hope Chapel Rd. (Rt. 639 / Rt. 547)	80
	E. Veterans Highway		N. & S. Hope Chapel Rd. (Rt. 639 / Rt. 547) to Lakewood Twp line	86
6	Ridgeway Blvd.	0.08	Manchester Twp. line to S. Hope Chapel Rd. (Rt. 547)	60
8	Butterfly Rd.	4.62	E. Veterans Hwy. (Rts. 527 and 528) to Bennetts Mills Rd. (Rt. 636)	60
	Frank Applegate Rd.		Bennetts Mills Rd. (Rt. 636) to Jackson Mills Rd. (Rt. 638)	
9	Cassville Rd.	9.37	Monmouth County line (Monmouth Rd. / Rt. 537) to W. Commodore Blvd. (Rt. 526)	80
	W. Commodore Blvd.		Cassville Rd. (Rts. 526 and 571) to Cedar Swamp Rd. (Rt. 527)	66
	E. Commodore Blvd.		Cedar Swamp Rd. (Rt. 527) to Jackson Mills Rd. (Rt. 638)	100
	N. County Line Rd.		Jackson Mills Rd. (Rt. 638) to Bennetts Mills Rd. (Rt. 636)	
	W. County Line Rd.		Bennetts Mills Rd. (Rt. 636) to Lakewood Twp line	
10	Bennetts Mills Rd.	5.65	Cedar Swamp Rd. (Rt. 527) / E. Veterans Hwy. (Rts. 527 and 528) to N. & S. New Prospect Rd. (Rt. 641)	60
	Aldrich Rd.		N. & S. New Prospect Rd. (Rt. 641) to Monmouth County line	
12	Hyson Rd.	4.92	Jackson Mills Rd. (Rt. 638) to N. New Prospect Rd.	60
	N. New Prospect Rd.		Hyson Rd. / Larsen Rd. to Bennetts Mills Rd. (Rt. 636)	
	S. New Prospect Rd.		Bennetts Mills Rd. (Rt. 636) to W. County Line Rd. (Rt. 526)	
14	Larsen Rd.	0.62	N. New Prospect Rd. (Rt. 641) to Monmouth County line	60
16	Bartley Rd.	1.22	Hyson Rd. (Rt. 641) to N. County Line Rd. (Rt. 526)	60
17	Whitesville Rd.	2.42	Toms River Twp line to E. Veterans Hwy. (Rts. 527 and 528)	66
18	Harmony Rd.	1.42	N. County Line Rd. (Rt. 526) to Jackson Mills Rd. (Rt. 638)	60
22	Jackson Mills Rd.	3.09	Cedar Swamp Rd. (Rt. 527) to E. Commodore Blvd. (Rt. 526)	60
	Jackson Mills Rd.		E. Commodore Blvd (Rt. 526) to N. County Line Rd. (Rt. 526)	100
	Jackson Mills Rd.		N. County Line Rd. (Rt. 526) to Monmouth County line	60
24	Cedar Swamp Rd.	4.11	W. Veterans Hwy. (Rt. 528) / Bennetts Mill Rd. (Rt. 636) to Monmouth County line	80
26	Diamond Rd.	3.16	Leesville Rd. to Cedar Swamp Rd. (Rt. 527)	60
27	Toms River Rd.	10.35	Manchester Twp line to W. Veterans Hwy. (Rt. 528)	80
	Cassville Rd.		W. Veterans Hwy. (Rt. 528) to W. Commodore Blvd. (Rt. 526)	
28	Burke Rd.	1.35	W. Commodore Blvd. (Rt. 526) to Leesville Rd.	60
31	New Central Ave.	0.32	Lakewood Twp line to N. Hope Chapel Rd. (Rt. 639)	60
34	Don Connor Blvd.	5.50	Bowman Rd. to W. Veterans Hwy. (Rt. 528)	60
	Leesville Rd.		W. Veterans Hwy. (Rt. 528) to Cassville Rd. (Rt. 571)	



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<b>JACKSON TOWNSHIP (12) continued</b>				
40	Freehold Rd.	3.26	Cassville Rd. (Rt. 571) to Cedar Swamp Rd. (Rt. 527)	60
42	S. Stump Tavern Rd.	3.20	W. Veterans Hwy. (Rt. 528) to Toms River Rd. (Rt. 571)	60
44	N. New Prospect Rd.	0.73	Farmingdale Rd. to Hyson Rd. (Rt. 641) / Larsen Rd.	60
46	Thompson Bridge Rd.	1.14	W. Veterans Hwy. (Rt. 528) to Cassville Rd. (Rt. 571)	60
50	Farmingdale Rd.	1.93	Jackson Mills Rd. (Rt. 638) to Monmouth County line	60
52	Bowman Rd.	4.21	Toms River Rd. (Rt. 571) to E. Veterans Hwy. (Rts. 527 and 528)	60
54	N. Cooks Bridge Rd.	4.06	N. County Line Rd. (Rt. 526) to Bennetts Mills Rd. (Rt. 636)	66
	S. Cooks Bridge Rd.		Bennetts Mills Rd. (Rt. 636) to N. Hope Chapel Rd. (Rt. 639)	
57	Cross St.	0.27	Lakewood Twp line to E. Veterans Hwy. (Rt. 528)	86
59	Faraday Ave.	0.51	Whitesville Rd. (Rt. 527) to Lakewood Twp line	60
61	Hawkin Rd.	2.18	Colliers Mills Rd. (Rt. 640) to Monmouth Rd. (Rt. 537)	60
<b>LACEY TOWNSHIP (13)</b>				
1	Cedar Bridge-Whiting Rd.	5.10	Barnegat Twp line to Manchester Twp line	66
4	Station Dr.	1.98	US 9 to Briggs Ave.	60
	Lakeside Dr. N.		Briggs Ave. to Deerhead Lake Dr.	
	Deerhead Lake Dr.		Lakeside Dr. North to Lacey Rd. (Rt. 614)	
6	Lakeside Dr. S.	1.52	US 9 to Deerhead Lake Dr.	60
8	Beach Blvd.	2.54	US 9 to Inlet Dr.	60
10	Manchester Ave.	2.10	Lacey Rd. (Rt. 614) to Lake Barnegat Dr.	60
	Cedar Ave.		Lake Barnegat Dr. to Railroad Ave.	
	South St.		Railroad Ave. to US 9	
19	Dover Rd.	1.80	Lacey Rd. (Rt. 614) to Berkeley Twp line	60
33	Lacey Rd.	10.95	Manchester Twp line to US 9	66
	Weehawkin Ave.		Lacey Rd. (Rt. 614) to Alpine St.	60
	Alpine St.		Weehawkin Ave. to Manchester Ave.	
	Manchester Ave.		Alpine St. to Lacey Rd.	
39	Mule Rd.	0.40	Berkeley Twp line to end of paved roadway	100
85	Western Blvd.	1.12	Berkeley Twp line to Manchester Ave.	60
95	Wells Mills Rd.	0.26	Ocean Twp line to Ocean Twp line	66
<b>LAKEHURST BOROUGH (14)</b>				
2	Lake St.	0.25	SH 70 to Church St.	60
3	Center St.	0.21	Union Ave. to SH 70	60
	Center St.		SH 70 to Manchester Twp line	80
4	Union Ave.	1.15	SH 70 to Railroad Ave.	60
	Brown Ave.		Railroad Ave. to SH 37	
6	Pine St.	0.81	Lilac St. to Railroad Ave.	60
8	Hibernia Ave.	0.56	Center St. to SH 70	60
	Manapaqua Ave.		SH 70 to Chestnut St.	
10	Chestnut St.	0.29	Manapaqua Ave. to Myrtle St.	60
12	Myrtle St.	0.37	Chestnut St. to SH 70	60



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COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>LAKWOOD TOWNSHIP (15)</b>				
2	Squankum Rd.	0.54	East County Line Rd. (Rt. 526) to Monmouth County line	60
3	N. Hope Chapel Rd.	1.34	Jackson Twp line to W. County Line Rd. (Rt. 526)	66
5	Lakewood-New Egypt Rd.	5.94	Jackson Twp line to New Central Ave.	86
	Central Ave.		New Central Ave. to US 9	
	Hurley Ave.		US 9 to Cedar Bridge Ave.	80
	S. Clifton Ave.		SH 88 (Main St.) to Hurley Ave.	
	Cedar Bridge Ave.		Hurley Ave. to Brick Twp line	
6	E. Kennedy Blvd.	1.50	Hermosa Dr. to Ocean County Garage	60
	E. Kennedy Blvd.		Squankum Rd. (Rt. 547) to US 9	66
	W. Kennedy Blvd.		US 9 to Laurelwood Ave.	60
	Laurelwood Ave.		W. Kennedy Blvd. to W. County Line Rd. (Rt. 526)	
8	Kent Rd.	0.16	W. County Line Rd. (Rt. 526) to Monmouth County line	60
9	W. County Line Rd.	7.01	Jackson Twp line to S. New Prospect Rd. (Rt. 641)	100
	W. County Line Rd.		S. New Prospect Rd. (Rt. 641) to US 9	86
	E. County Line Rd.		US 9 to Ridge Ave. (Rt. 623)	
	Lanes Mill Rd.		Ridge Ave. (Rt. 623) to Lanes Mill Rd. (Rt. 549)	
	Chambers Bridge Rd.		Brick Twp line to SH 88	86
	Lanes Mill Rd.		SH 88 to Brick Twp line	
10	Prospect St.	1.52	Cross St. (Rt. 626) to US 9	66
20	Clover St.	0.56	Cedar Bridge Ave. (Rt. 528) to SH 88	60
24	Ridge Ave.	1.61	Brook Rd. to New Hampshire Ave. (Rt. 623)	60
	Ridge Ave.		New Hampshire Ave. (Rt. 623) to County Line Rd. / Lanes Mill Rd. (Rt. 526)	80
	Ridge Ave.		County Line Rd. / Lanes Mill Rd. (Rt. 526) to Monmouth County line	60
26	Brook Rd.	1.00	Ridge Ave. / 7th St. to Monmouth County line	60
30	Joe Parker Rd.	1.30	Lanes Mill Rd. (Rt. 549) to Lanes Mill Rd. (Rt. 526)	60
31	New Central Ave.	1.04	Lakewood-New Egypt Rd. / Central Ave. (Rts. 528 and 547) to Jackson Twp line	60
32	James St.	1.80	US 9 to Cross St. (Rt. 626)	66
34	Sunset Rd.	0.58	Central Ave. (Rts. 528 and 547) to James St.	60
40	Chestnut St.	1.32	US 9 to New Hampshire Ave. (Rt. 623)	66
44	Miller Rd.	0.95	Lakewood-New Egypt Rd. (Rt. 528) to Hope Chapel Rd. (Rt. 639)	60
54	Shorrock St.	1.56	Brick Twp line to SH 70	60
57	Cross St.	2.60	US 9 to Jackson Twp line	86
59	Faraday Ave.	0.74	Jackson Twp line to Cross St. (Rt. 626)	60
63	County Line Rd. E.	0.76	Ridge Ave. to end of paved roadway	60
81	Massachusetts Ave.	1.56	Toms River Twp line to Prospect St. (Rt. 628)	66
83	Locust St.	1.31	1) Toms River Twp line to SH 70 2) SH 70 to New Hampshire Ave. (Rt. 623)	66



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<b>LAKEWOOD TOWNSHIP (15) continued</b>				
86	Vermont Ave.	0.37	Toms River Twp line to SH 70	60
88	Airport Rd.	0.22	Cedar Bridge Ave. (Rt. 528) to GSP SB Entrance / Exit 89 Ramps	60
93	New Hampshire Ave.	4.47	Toms River Twp line to Ridge Ave. (Rt. 623)	80
<b>LAVALLETTE BOROUGH (16)</b>				
2	Pershing Blvd.	1.68	Bay Blvd. (Rt. 629) to fork in road keeping right to Dickman Dr.	60
	Dickman Dr.		Pershing Blvd. back to fork in road	
4	Ortley Ave.	0.14	Bay Blvd. (Rt. 629) to SH 35 (NB lanes)	60
8	Washington Ave.	0.22	Bay Blvd. (Rt. 629) to SH 35 (NB lanes)	60
87	Bay Blvd.	1.29	Toms River line to Ortley Ave. (Rt. 629)	60
<b>LITTLE EGG HARBOR TOWNSHIP (17)</b>				
1	N. Green St.	9.37	Tuckerton Boro line (4th Ave.) to Stafford Twp line	66
2	Mathistown Rd.	1.78	Radio Rd. (Rt. 601) to US 9	60
4	Mill St.	0.03	Eagleswood Twp line to Thomas Ave. (Rt. 602)	60
6	Giffordtown Ln.	0.71	US 9 to Nugentown Rd.	60
8	4th Ave.	1.45	N. Green St. (Rt. 539) to Lake St.	60
	Nugentown Rd.		Lake St. to Otis Bog Rd.	
10	Dock St.	0.74	Fern Dr. to US 9	60
	Walnut St.		US 9 to Railroad Dr.	
12	Parkertown Dr.	3.72	N. Green St. (Rt. 539) to US 9	60
	Fern Dr.		US 9 to intersection with Dock St.	
	Dock St.		Intersection with Fern Dr. to dead end at Barnegat Bay	
25	Radio Rd.	4.69	Tuckerton Boro line to dead end at Barnegat Bay	66
29	Thomas Ave.	1.75	N. Green St. (Rt. 539) to Eagleswood Twp line	60
35	Wood St.	2.02	Tuckerton Boro line to Golf View Dr.	60
	Railroad Ave.		Golf View Dr. to Eagleswood Twp line	
99	Forge Rd.	0.98	N. Green St. (Rt. 539) to Eagleswood Twp line	60
103	Center St.	2.27	Lake Crystalbrook Dr. to Tuckerton Boro line	60
<b>LONG BEACH TOWNSHIP (18)</b>				
7	Long Beach Blvd.	9.67	1) W. McKinley Ave. to Beach Haven Boro line	100
			2) Beach Haven Boro line to Ship Bottom Boro line (E. 31st St)	
			3) Surf City Boro line (25th St) to Harvey Cedars Boro line	
			4) Harvey Cedars Boro line to Barnegat Light Boro line	
43	Beach Ave.	1.56	E. MacEvoy Ln. to Beach Haven Boro line	60
107	20th St.	0.67	Barnegat Light Boro line to Arnold Blvd.	60
	Arnold Blvd.		20th St. to Antioch Rd. / Butler Rd.	



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<b>MANCHESTER TOWNSHIP (19)</b>				
1	Roosevelt City Rd.	7.58	Lacey Twp line to Central Ave.	66
	Warren Grove-Whiting Rd.		Central Ave. to Lacey Rd. (Rt. 530)	
	Whiting-New Egypt Rd.		Lacey Rd. (Rt. 530) to Jackson Twp line	80
2	Beckerville Rd.	3.76	Horicon Ave. to SH 70	60
	Manchester Blvd.		SH 70 to Lacey Rd. (Rt. 530)	
3	South Hope Chapel Rd.	2.14	Lakehurst Boro line to Jackson Twp line	80
6	Ridgeway Blvd.	2.32	1) S. Hope Chapel Rd (Rt. 547) (at Joint Base MDL southern access point) to Ridgeway Rd. (Rt. 571) 2) S. Hope Chapel Rd. (Rt. 547) (360' north of Lakehurst Twp line) to Ridgeway Blvd. (section 1) 3) Ridgeway Rd. (Rt. 571) to Jackson Twp. line	60.00
8	Commonwealth Blvd.	2.22	Hillside Dr. to Ridgeway Rd. (Rt. 571)	60
10	Beacon St.	0.38	Ridgeway Rd. (Rt. 571) to Commonwealth Blvd.	60
12	Cherry St.	1.39	Warren Grove-Whiting Rd. (Rt. 539) to Lakewood Ave.	60
	Lakewood Ave.		Cherry St. to Manchester Blvd.	
14	Beckerville Rd.	3.97	SH 70 to Horicon Ave.	60
	Horicon Ave.		Beckerville Rd. to Whiting-New Egypt Rd. (Rt. 539)	
18	McMahon Ave.	5.14	Warren Grove-Whiting Rd. (Rt. 539) to Lincoln Blvd.	60
	Lincoln Blvd.		McMahon Ave. to Pasadena Rd.	
	Pasadena Rd.		Lincoln Blvd. to Burlington County line	
22	Schoolhouse Rd.	1.38	Pinewald-Keswick Rd. (Rt. 530) to Lacey Rd. (Rt. 614)	60
24	Roosevelt City Rd.	0.24	Warren Grove-Whiting Rd. (Rt. 539) to 0.24 miles	60
27	Ridgeway Rd.	4.91	Toms River Twp line to Jackson Twp line	80
33	Lacey Rd.	3.47	SH 70 to Pinewald-Keswick Rd. (Rt. 530)	80
	Lacey Rd.		Pinewald-Keswick Rd. (Rt. 530) to Lacey Twp line	
55	Pinewald-Keswick Rd.	2.19	Lacey Rd. (Rt. 614) to Berkeley Twp line	80
<b>MANTOLOKING BOROUGH (20)</b>				
5	Herbert St.	0.19	Brick Twp line to SH 35	80



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COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>OCEAN GATE BOROUGH (21)</b>				
2	Ocean Gate Ave.	0.45	Barnegat Ave. to E. & W. Riviera Ave.	60
4	W. Long Branch Ave.	1.02	Ocean Gate Dr. (Rt. 625) to Ocean Gate Ave.	60
	E. Long Branch Ave.		1) Ocean Gate Ave. to Asbury Ave. 2) E. Atlantic Ave. (basketball courts) to Narragansett Ave.	
6	W. Cape May Ave.	0.69	Red Bank Ave. to Ocean Gate Ave.	60
	E. Cape May Ave.		1) Ocean Gate Ave. to Asbury Ave. 2) E. Atlantic Ave. to Narragansett Ave.	
8	Red Bank Ave.	1.42	Dead end south of W. Barnegat Ave. to W. Arverne Ave.	60
	W. Arverne Ave.		Red Bank Ave. to Ocean Gate Ave.	
	E. Arverne Ave.		Ocean Gate Ave. to Narragansett Ave.	
	Narragansett Ave.		E. Arverne Ave. to Bayview Ave. (Rt. 617)	
10	E. Avalon Ave.	0.12	Ocean Gate Ave. to Asbury Ave.	60
12	Asbury Ave.	0.29	Avalon Ave. to E. Long Branch Ave.	60
13	E. Bayview Ave.	1.32	Berkeley Twp line to Ocean Gate Ave.	60
	W. Bayview Ave.		Ocean Gate Ave. (Rt. 617) to Ocean Gate Dr. (Rt. 625)	
	E. Chelsea Ave.		E. Riviera Ave. to Ocean Gate Ave. (Rt. 617)	
	W. Chelsea Ave		Ocean Gate Ave. to Berkeley Twp line (Jeffrey's Creek)	
14	E. Longport Ave.	0.73	1) Berkeley Twp line to dead end at Toms River	60
	W. Longport Ave.		2) Dead end at Toms River to Ocean Gate Ave. (Rt. 617)	
16	E. Atlantic Ave.	0.58	1) Anglesea Ave. to Wildwood Ave.	60
	W. Atlantic Ave.		2) E. Long Branch Ave (basketball courts) to Asbury Ave.	
18	W. Point Pleasant Ave.	1.22	Berkeley Twp line to Ocean Gate Ave.	60
	E. Point Pleasant Ave.		1) Ocean Gate Ave. to Stone Harbor Ave. 2) Stone Harbor Ave. to Berkeley Twp line	
20	W. Barnegat Ave.	0.33	Ocean Gate Dr. (Rt. 625) to Ocean Gate Ave.	60
21	Ocean Gate Dr.	0.49	Berkeley Twp line to Chelsea Ave. (Rt. 617)	60
22	Anglesea Ave.	0.37	Dead end at Toms River to Berkeley Twp line	60
24	W. Lakewood Ave.	1.02	Ocean Gate Dr. (Rt. 625) to Ocean Gate Ave.	60
	E. Lakewood Ave.		Ocean Gate Ave. to Narragansett Ave.	
<b>OCEAN TOWNSHIP (22)</b>				
10	Barnegat Beach Dr.	0.94	US 9 to Hightide Dr.	60
12	Bay Pkwy.	1.49	US 9 to dead end at Barnegat Bay	60
16	Clearwater Dr.	0.69	US 9 to Custer Dr.	60
18	Lighthouse Dr.	1.10	US 9 to dead end at Barnegat Bay	60
23	Main St.	1.57	US 9 to US 9	60
95	Wells Mills Rd.	7.48	1) Barnegat Twp line to Lacey Twp line 2) Lacey Twp line to US 9	66
	Bryant Rd.		US 9 to dead end at Barnegat Bay	
97	Brookville Rd.	1.75	Barnegat Twp line to Wells Mills Rd. (Rt. 532)	60
101	Seventh St.	1.30	Seneca Blvd. to Main St. (Rt. 613)	60



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COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>PINE BEACH BOROUGH (23)</b>				
2	Prospect Ave.	0.80	Motor Rd. to Station Ave. (Rt. 617)	60
4	Motor Rd.	2.16	US 9 to Riverside Dr.	60
	Riverside Dr.		Motor Rd. to Station Ave.	
	Station Ave.		Riverside Dr. to Prospect Ave. (Rt. 617)	
6	Station Ave.	1.10	Springfield Ave. (Rt. 617) to Cedar Ave.	60
	Pennsylvania Ave.		Cedar Ave. to Motor Rd.	
8	Washington Ave.	0.30	US 9 to Motor Rd.	60
10	Grant Ave.	0.08	US 9 to Motor Rd.	60
13	Prospect Ave.	1.22	Berkeley Twp line to Station Ave.	60
	Station Ave.		Prospect Ave. to Springfield Ave.	
	Springfield Ave.		Station Ave. to Beachwood Boro line	
<b>PLUMSTED TOWNSHIP (24)</b>				
1	Pinehurst Rd.	8.15	Jackson Twp line to Monmouth County line (Monmouth Rd. / Rt. 537)	80
2	Front St.	4.41	Brindletown Rd. to Church St.	60
	Magnolia Ave.		Church St. to Applegate Ln.	
	Archertown Rd.		Applegate Ln. to Colliers Mills Rd.	
	Colliers Mills Rd.		Archertown Rd. to Jackson Twp line (Hawkin Rd. / Rt. 640)	
4	Brindletown Rd.	5.53	Pinehurst Rd. (Rt. 539) to Long Swamp Rd.	60
	Long Swamp Rd.		Brindletown Rd. to Main St. (Rt. 528)	
5	Maple Ave.	5.06	Burlington County line to Main St. (Rt. 528)	60
	Main St.		Maple Ave. (Rt. 616) to N. Main St.	66
	N. Main St.		Main St. to Lakewood Rd.	
	Lakewood Rd.		N. Main St. to Jackson Twp line	
6	Archertown Rd.	1.10	Long Swamp Rd. to Colliers Mills Rd. (Rt. 640)	60
8	Evergreen Rd.	1.37	Monmouth Rd. (Rt. 537) to Main St. (Rt. 528)	60
10	N. Main St.	1.87	Lakewood Rd. (Rt. 528) / Fort Ave. to Moorehouse Rd.	60
	High Bridge Rd.		Moorehouse Rd. to Monmouth Rd. (Rt. 537)	
12	Jacobstown Rd.	0.79	Burlington County line (Provinceline Rd.) to Main St. (Rt. 528)	66
14	Monmouth Rd.	5.61	Burlington County line (Provinceline Rd.) to Jackson Twp line (Hawkin Rd. / Rt. 640)	80
18	Bunting Bridge Rd.	0.14	Brindletown Rd. to Burlington County line	60
20	W. Millstream Rd.	2.39	Monmouth Rd. (Rt. 537) to Pinehurst Rd. (Rt. 539)	60
	E. Millstream Rd.		Pinehurst Rd. (Rt. 539) to Monmouth Rd. (Rt. 537)	
22	Brown Ln.	0.24	N. Main St. to Moorehouse Rd.	60
24	Fischer Rd.	0.94	Colliers Mills Rd. (Rt. 640) to Lakewood Rd. (Rt. 528)	60
26	Hornerstown Rd.	0.47	Monmouth Rd. (Rt. 537) to Pinehurst Rd. (Rt. 539)	60
28	Bright Rd.	0.46	N. Main St. to Evergreen Rd.	60
61	Hawkin Rd.	2.18	Colliers Mills Rd. (Rt. 640) to Monmouth Rd. (Rt. 537)	60



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COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>POINT PLEASANT BOROUGH (25)</b>				
4	Dorsett Dock Rd.	0.50	Bridge Ave. (Rt. 632) to Dock Pl.	60
6	Rue Ave.	0.41	SH 88 to Trenton Ave.	60
8	Osborn Ave.	0.22	River Rd. (Rt. 634) to Herbertsville Rd. (Rt. 549 S1)	60
10	Johnson Ave.	0.75	SH 88 to Burnt Tavern Rd.	60
	Burnt Tavern Rd.		Johnson Ave. to Bay Ave. (Rt. 604)	
12	Old Farm Rd.	0.49	Burnt Tavern Rd. to Bay Ave. (Rt. 604)	60
16	River Ave.	0.94	River Rd. (Rt. 634) to Bridge Ave. (Rt. 632)	60
63	Bridge Ave.	1.74	Brick Twp line to SH 88	100
	Bridge Ave.		SH 88 to Duff Pl.	66
65	Beaver Dam Rd.	2.88	Brick Twp line (Beaver Dam Bridge) to SH 88	60
	Herbertsville Rd.		SH 88 to Brick Twp line	80
67	River Rd.	1.14	Brick Twp line to Osborn Ave. (Rt. 634)	60
69	Atlantic Ave	0.22	Point Pleasant Beach Boro line to Rue Ave.	60
71	Trenton Ave.	0.21	Northern leg of Arnold Ave. (Rt. 633) to Point Pleasant Beach Boro line	60
73	Arnold Ave.	0.67	SH 88 to Trenton Ave.	60
	Trenton Ave.		Southern leg of Arnold Ave. to northern leg of Arnold Ave.	
	Arnold Ave.		Trenton Ave. to Point Pleasant Beach Boro line	
75	Bay Ave.	0.31	Bay Head Boro line to SH 88	66
	Bay Ave.		SH 88 to Point Pleasant Beach Boro line	60
<b>POINT PLEASANT BEACH BOROUGH (26)</b>				
2	Ocean Ave.	1.59	SH 35 to Broadway (Rt. 635)	66
4	Broadway	0.75	Ocean Ave. (Rt. 635) to SH 35 (NB lanes)	60
10	Washington Ave.	0.48	Ocean Ave. (Rt. 635) to SH 35 (SB lanes)	60
16	Chicago Ave.	1.08	Washington Ave. to Broadway (Rt. 635)	60
69	Atlantic Ave.	0.86	Ocean Ave. (Rt. 635) to Point Pleasant Boro line	60
71	Trenton Ave.	1.28	1) Point Pleasant Boro line to SH 35 (NB lanes) 2) Chicago Ave. to Liberty Ln.	60
	Baltimore Ave.		Liberty Ln. to dead end at Manasquan River	
73	Arnold Ave.	0.99	Point Pleasant Boro line to Ocean Ave. (Rt. 635)	60
75	Bay Ave.	0.48	Point Pleasant Boro line to Arnold Ave. (Rt. 633)	60



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COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>SEASIDE HEIGHTS BOROUGH (27)</b>				
2	Kearney Ave.	0.43	Bay Blvd. (Rt. 629) to Ocean Terr.	60
4	Sheridan Ave.	0.43	Ocean Terr. to Bay Blvd. (Rt. 629)	60
6	Grant Ave.	0.43	Bay Blvd. (Rt. 629) to Ocean Terr.	80
10	Hamilton Ave.	0.42	Ocean Terr. to Bay Blvd. (Rt. 629)	60
14	Sumner Ave	0.42	Bay Blvd. (Rt. 629) to Ocean Terr.	60
20	Hiering Ave.	0.52	1) Bay Blvd. (Rt. 629) to Bayview Terr (western intersection) 2) Ocean Terr. to loop adjacent to SH 35	60
24	Sherman Ave.	0.43	Bay Blvd. (Rt. 629) to Ocean Terr.	60
47	Central Ave.	0.74	Dupont Ave. to Toms River Twp line	60
51	Boulevard	0.79	Seaside Park Boro line to Toms River Twp line	60
53	Ocean Terr.	0.77	Hiering Ave. to Seaside Park Boro line	60
79	Porter Ave.	0.39	1) Bay Blvd. to Central Ave. (SB lanes) 2) Central Ave. (NB lanes) to Ocean Terr.	60
87	Bay Blvd.	0.55	Hamilton Ave. to SH 35	60
<b>SEASIDE PARK BOROUGH (28)</b>				
2	J St.	0.17	N. Ocean Ave. to SH 35	60
4	I St.	0.13	SH 35 to N. Bayview Ave.	60
6	N. Bayview Ave.	1.60	I St. to North Ave.	60
	S. Bayview Ave		North Ave. to 14th Ave.	
	14th Ave.		S. Bayview Ave. to S. Ocean Ave.	
14	5th Ave.	0.21	1) S. Ocean Ave. to SH 35 2) SH 35 to S. Bayview Ave.	60
49	Barnegat Ave.	0.33	S. Bayview Ave. to Berkeley Twp line	60
51	Boulevard	0.48	J St. to Seaside Heights Boro line	60
53	N. Ocean Ave.	1.69	Seaside Heights Boro line to North Ave.	60
	S. Ocean Ave.		North Ave. to 14th Ave.	
<b>SHIP BOTTOM BOROUGH (29)</b>				
2	W. 11th St.	0.08	Central Ave. to Long Beach Blvd. (Rt. 607)	60
4	Barnegat Ave.	0.73	Dead end at Manahawkin Bay to 8th St.	100
7	Long Beach Blvd.	1.28	1) Long Beach Twp line to SH 72 (EB lanes) 2) 145' north of SH 72 (WB lanes) to Surf City Boro line	100
89	28th St.	1.33	Long Beach Blvd. (Rt. 607) to Central Ave.	60
	Central Ave.		28th St. to Surf City Boro line (S. 3rd St.)	



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<b>SOUTH TOMS RIVER BOROUGH (30)</b>				
2	Flint Rd.	0.62	S. Main St. (Rt. 530) to Beachwood Boro line	60
4	South Main St.	0.69	US 9 to Dover Rd. (Rt. 530)	60
	South Main St.		Dover Rd. (Rt. 530) to Toms River Twp line	80
6	Mill St.	0.40	Flint Rd. to 620' east of S. Main St. (Rt. 530)	60
8	Center St.	0.21	S. Main St. (Rt. 530) to Mill St.	60
15	Double Trouble Rd.	0.45	Beachwood Boro line to Dover Rd. (Rt. 530)	60
19	Dover Rd.	1.64	Berkeley Twp line to S. Main St. (Rt. 530)	80
	Dover Rd.		S. Main St. (Rt. 530) to Flint Rd.	60
77	Tilton Ave.	0.32	Double Trouble Rd. (Rt. 619) to Dover Rd. (Rt. 530)	60
109	Magnolia Ave.	0.54	South Main St. (Rt. 530) to Berkeley Twp line	60
	1st. St.		Berkeley Twp line to Railroad Ave.	
	Railroad Ave.		1st. St. to Dover Rd. (Rt. 530)	
113	Herflicker Blvd.	0.13	Toms River Twp line to Atlantic City Blvd. (SH 166)	60
<b>STAFFORD TOWNSHIP (31)</b>				
1	Main St.	1.98	Little Egg Harbor Twp line to Barnegat Twp line	66
6	Mill Creek Rd.	0.55	Bay Ave. to SH 72	60
8	Mayetta Landing Rd.	1.03	US 9 to Cedar Run Dock Rd. (Rt. 605)	60
12	Stafford Ave.	0.94	US 9 to Hillard Blvd.	60
14	Hillard Blvd.	3.51	E. Bay Ave. to US 9	60
	Cedar Bridge Rd.		US 9 to US 9	
20	Jennings Rd.	0.23	Bay Ave. to SH 72	60
37	Simm Place Rd.	0.29	Main St. (Rt. 539) to Little Egg Harbor Twp line	60
45	Cedar Run Dock Rd.	2.48	US 9 to Eagleswood Twp line	60
50	E. Bay Ave.	3.74	US 9 to SH 72 entrance / exit	66
50	E. Bay Ave.	3.74	1) Dead end at Manahawkin Bay to dead end at West Thorofare (Cedar Bonnet Island) 2) 1st St to Bay Ave (Bonnet Island)	60
95	Cedar Bridge Rd.	0.57	Whiting Rd. (Rt. 539) to Barnegat Twp line	66
105	Lighthouse Dr.	2.26	Barnegat Twp line to SH 72	60
111	Nautilus Dr.	2.18	Barnegat Twp line to SH 72	60
<b>SURF CITY BOROUGH (32)</b>				
4	Barnegat Ave.	1.01	S. 3rd St. to Bay Front / 17th St.	100
7	Long Beach Blvd.	1.41	Ship Bottom Boro line to Long Beach Twp line	100
89	Central Ave.	1.43	Ship Bottom Boro line (S. 3rd St.) to N. 24th St.	60
	N. 24th St.		Central Ave. to Long Beach Blvd. (Rt. 607)	



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<b>TOMS RIVER TOWNSHIP (7)</b>				
2	W. Water St.	2.58	S. Main St. (SH 166) to Lien St.	66
	Lakehurst Rd.		Lien St. to SH 37	
	E. Water St.		S. Main St. (SH 166) to Hooper Ave. (Rt. 549)	80
	E. Water St.		Hooper Ave. (Rt. 549) to Brooks Rd.	60
	Dock St.		Brooks Rd. to Washington St.	
4	Washington St.	1.95	Main St. (SH 166) to SH 37	66
6	Oak Ridge Pkwy.	2.15	SH 37 to Indian Head Rd. (Rt. 571)	66
8	Dayton Ave.	0.52	Main St. (SH 166) to Hooper Ave. (Rt. 549)	60
10	James St.	0.85	Hooper Ave. (Rt. 549) to Main St. (SH 166)	60
11	Hooper Ave.	5.63	Water St. (Rt. 549) to SH 37	80
11	Hooper Ave.	5.63	SH 37 to Brick Twp line	120
12	Walnut St.	0.92	Old Freehold Rd. (Rt. 623) to Hooper Ave. (Rt. 549)	60
14	Church Rd.	5.42	US 9 to Hooper Ave. (Rt. 549)	66
	Kettle Creek Rd.		Hooper Ave. (Rt. 549) to Green Island Rd.	60
16	Cox Cro Rd.	2.78	Whitesville Rd. (Rt. 527) to US 9	60
	Cox Cro Rd.		US 9 to White Oak Bottom Rd.	66
	Old Freehold Rd.		White Oak Bottom Rd. to New Hampshire Ave. (Rt. 623)	60
17	Whitesville Rd.	4.37	Whitesville Rd. (Rts. 527 and 571) / Ridgeway Rd. (Rt. 571) to Jackson Twp line	66
18	N. Bay Ave.	2.29	Bay Ave. (Rt. 571) to Church Rd. (Rt. 620)	60
20	Indian Hill Rd.	1.40	Bay Ave. (Rt. 571) to Hooper Ave. (Rt. 549)	60
22	Cedar Grove Rd.	1.23	Bay Ave. (Rt. 571) to Hooper Ave. (Rt. 549)	60
24	Brookside Dr.	1.00	SH 37 to Cedar Grove Rd.	60
26	Hadley Ave.	0.49	Washington St. to Hooper Ave. (Rt. 549)	60
27	Bay Ave.	7.14	Fischer Blvd. (Rts. 571 and 549 S2) to dead end at Shelter Cove	60
	Bay Ave.		Fischer Blvd. (Rts. 571 and 549 S2) to N. Bay Ave.	100
	Bey Lea Rd.		N. Bay Ave to Lomell Ln.	
	Indian Head Rd.		Lomell Ln. to Whitesville Rd. (Rt. 527) / Gardenia Way	
	Whitesville Rd.		Whitesville Rd. (Rt. 527) / Gardenia Way to Whitesville Rd. (Rt. 527)	
	Ridgeway Rd		Whitesville Rd. (Rt. 527) to Manchester Twp line	80
28	Silver Bay Rd.	1.53	Hooper Ave. (Rt. 549) to Crowell St.	60
30	Madison Ave.	0.14	Hooper Ave. (Rt. 549) to Hadley Ave.	60
32	Silverton Rd.	1.93	US 9 to dead end at GSP	60
34	Mapletree Rd.	1.32	Lakewood Rd. (SH 166) to Hooper Ave. (Rt. 549)	60
36	H. George Buckwald Dr.	1.22	Church Rd. (Rt. 620) to College Dr.	60
	College Dr.		H. George Buckwald Dr. to Hooper Ave. (Rt. 549)	
38	Clifton Ave.	0.96	Cedar Grove Rd. to Washington St.	60
39	Mule Rd.	0.24	SH 37 to Berkeley Twp line	100
40	Whitesville Rd.	0.53	Indian Head Rd. (Rts. 527 and 571) to dead end at GSP	60



*Ocean County*  
**Site Plan and Subdivision Resolution**

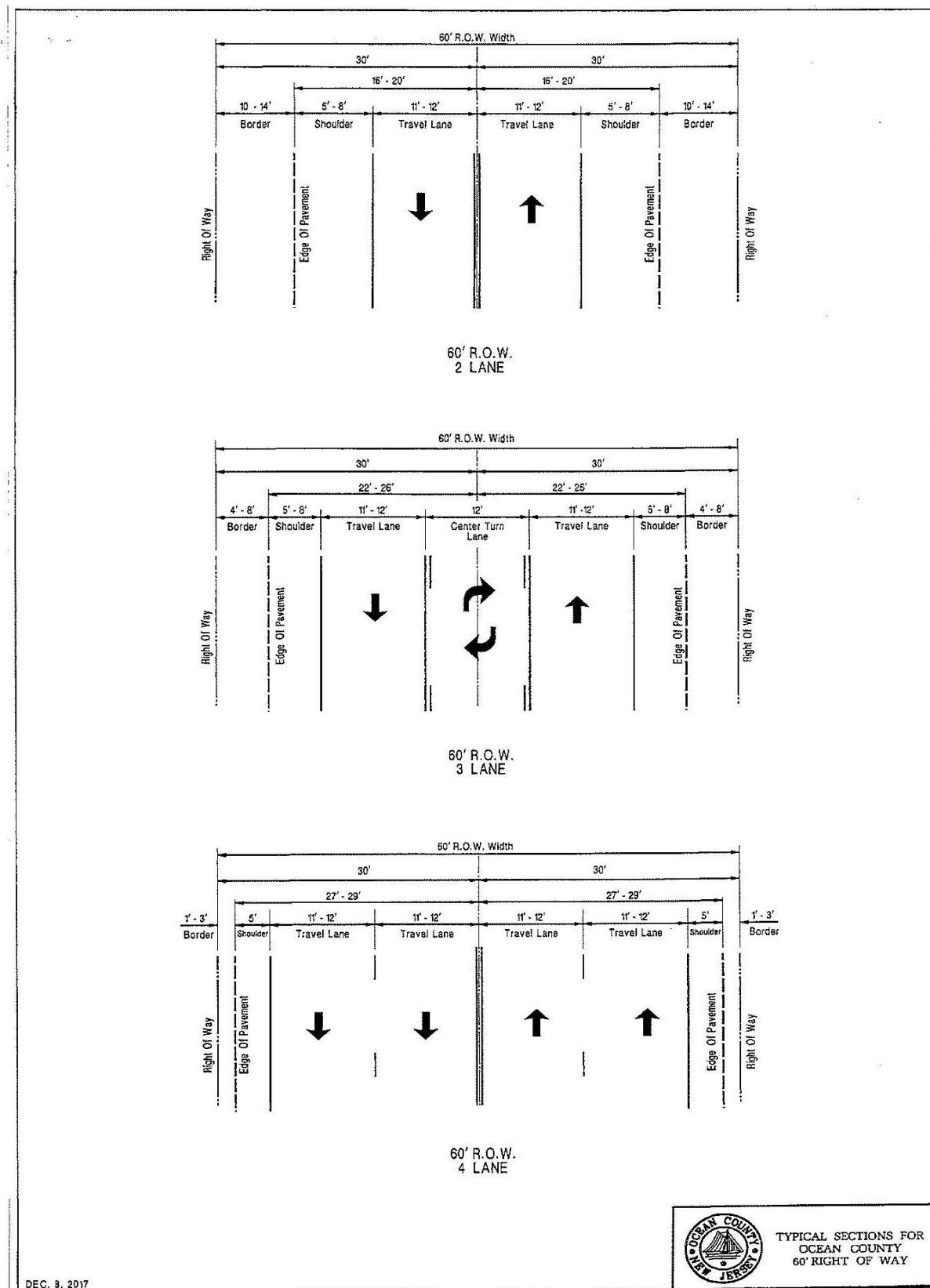
*Chapter 1000*

COUNTY ROAD NO.	ROAD NAME	LENGTH IN MILES	EXTENT	ROW WIDTH
<b>TOMS RIVER TOWNSHIP (7) continued</b>				
41	Vaughn Ave.	1.24	Bay Ave. (Rt. 571) to Island Heights Boro line (SH 37)	60
42	S. Main St	0.03	South Toms River Boro. line to Atlantic City Blvd (SH 166)	80
51	Boulevard	0.10	Seaside Heights Boro line to Holiday Rd.	60
54	Fischer Blvd.	4.07	SH 37 to Hooper Ave (Rt. 549)	100
56	Clayton Ave.	0.82	US 9 to Whitesville Rd. (Rt. 527)	60
66	Stevens Rd.	0.60	Whitesville Rd. (Rt. 527) to US 9	60
70	Coolidge Ave.	1.28	SH 37 to Bay Ave. (Rt. 571)	60
72	Caudina Ave.	1.01	Salerno Ave. to Hooper Ave. (Rt. 549)	60
	Chestnut St.		Hooper Ave. (Rt. 549) to Old Freehold Rd. (Rt. 623)	60
74	Sheriff St.	0.10	Hyers St. to Court House Ln.	60
78	Todd Rd.	1.65	Silverton Rd. to Old Freehold Rd. (Rt. 623)	60
81	Massachusetts Ave.	1.21	Cox Cro Rd. (Rt. 622) to Lakewood Twp line	66
83	Honey Locust Dr.	0.41	Massachusetts Ave. (Rt. 637) to Lakewood Twp line	66
84	N. Maple Ave.	1.29	New Hampshire Ave. (Rt. 623) to US 9	60
86	Vermont Ave.	1.18	Cox Cro Rd. (Rt. 622) to Lakewood Twp line	60
87	Bay Blvd.	0.87	Seaside Heights Boro line to Lavallette Boro line	60
90	Sunset Ave.	0.74	US 9 to Whitesville Rd. (Rt. 527)	60
92	Hickory St.	1.19	US 9 to New Hampshire Ave. (Rt. 623)	60
93	Old Freehold Rd.	5.15	SH 166 to New Hampshire Ave.	80
	New Hampshire Ave.		Old Freehold Rd. to Lakewood Twp line	
94	Oak Ave.	1.18	Bay Ave. (Rt. 571) to North Bay Ave.	60
96	Highland Pkwy.	0.71	Main St. (SH 166) to Herflicker Blvd.	60
98	Lomell Ln.	0.49	Bey Lea Rd. (Rt. 571) to SH 166	60
102	Castlebuono Ave.	0.19	Hooper Ave. (Rt. 549) to Salerno Ave.	60
104	Salerno Ave.	0.14	Caudina Ave. to Castlebuono Ave.	60
113	Herflicker Blvd.	0.38	Highland Pkwy. to South Toms River Boro line	60
<b>TUCKERTON BOROUGH (33)</b>				
1	N. Green St.	2.40	US 9 to Little Egg Harbor Twp line	66
	S. Green St.		US 9 to South Green St. Park	60
6	Marine St.	0.81	US 9 to Marshall Ave.	60
	Marshall Ave.		Marine St. to S. Green St. (Rt. 603)	
10	Lakeside Dr.	0.07	US 9 to Seaman County Park	60
12	Great Bay Blvd.	0.65	US 9 to Radio Rd. (Rt. 601)	66
	Great Bay Blvd.		Radio Rd. (Rt. 601) to Little Egg Harbor Twp line	60
25	Radio Rd.	0.19	Great Bay Blvd. (Rt. 601) to Little Egg Harbor Twp line	66
35	Railroad Ave.	0.52	N. Green St. (Rt. 539) to Wood St.	60
	Wood St.		Railroad Ave. to Little Egg Harbor Twp line	
103	Center St.	0.25	Little Egg Harbor Twp line to US 9	60



# Ocean County Site Plan and Subdivision Resolution

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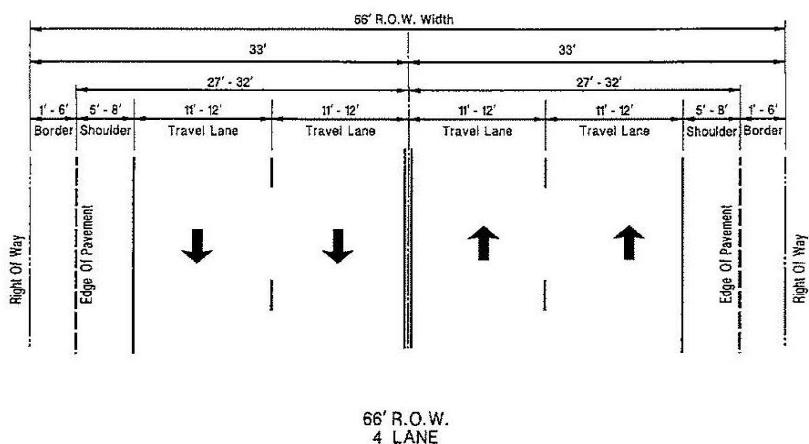
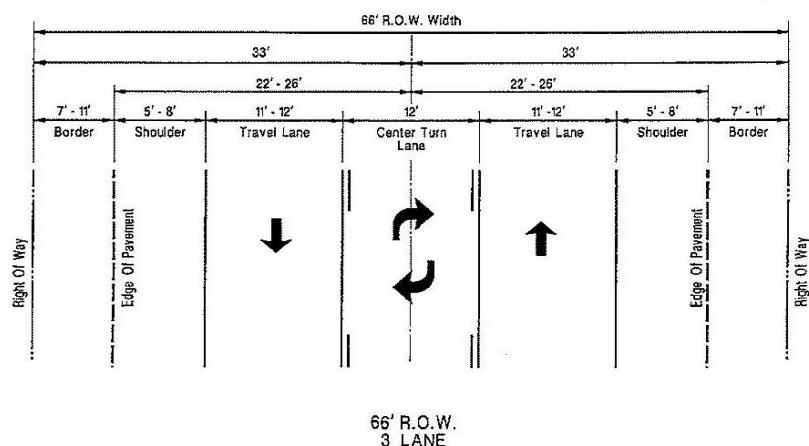
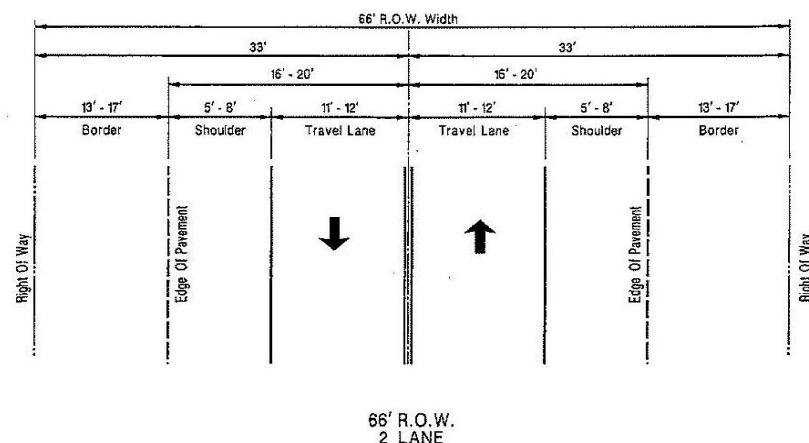


DEC. 8, 2017



# Ocean County Site Plan and Subdivision Resolution

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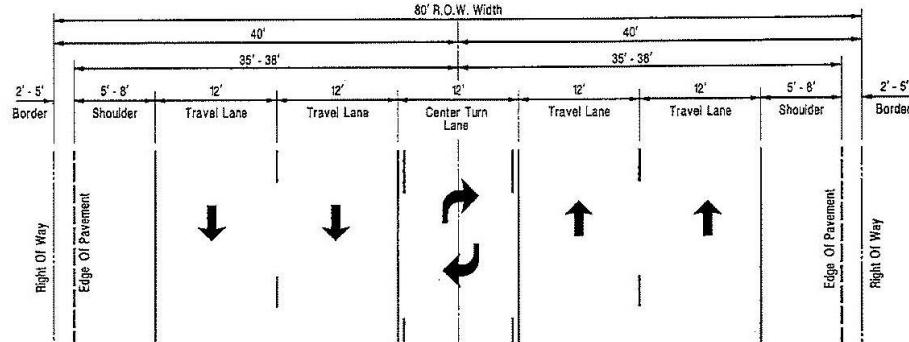
TYPICAL SECTIONS FOR  
OCEAN COUNTY  
66' RIGHT OF WAY

DEC. 8, 2017

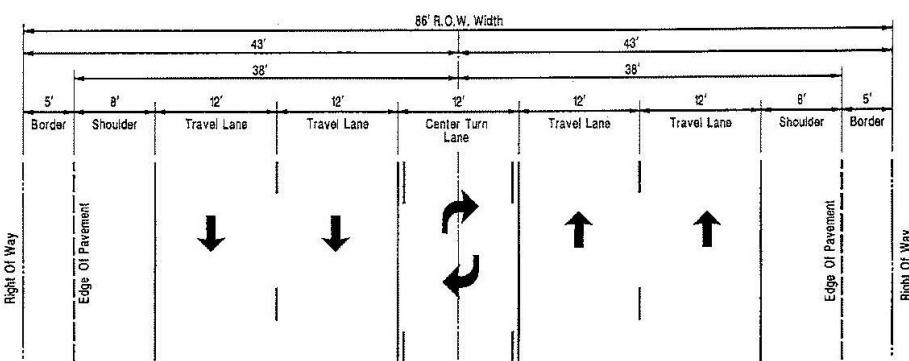


# Ocean County Site Plan and Subdivision Resolution

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80' R.O.W.  
5 LANE



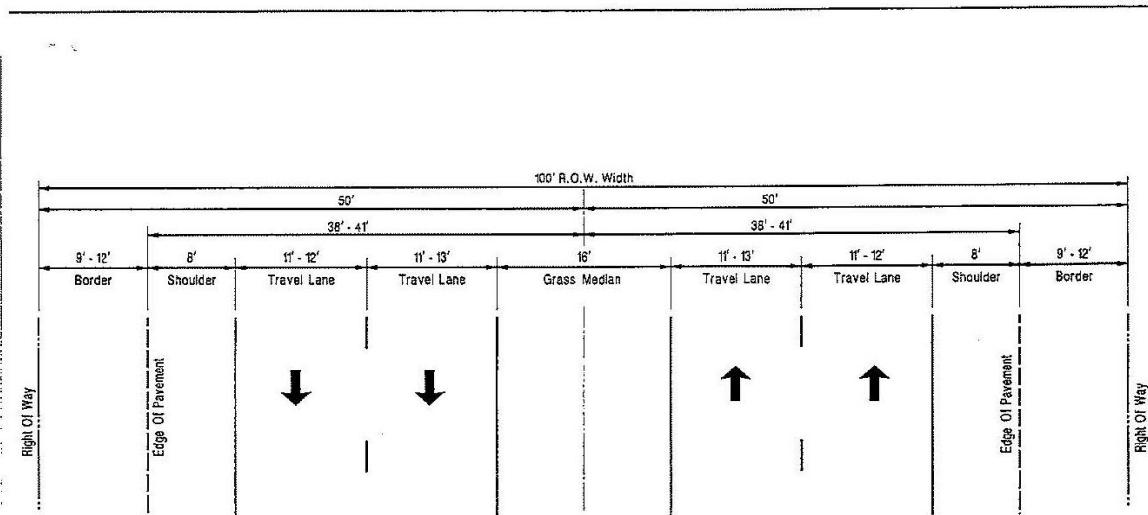
86' R.O.W.  
5 LANE



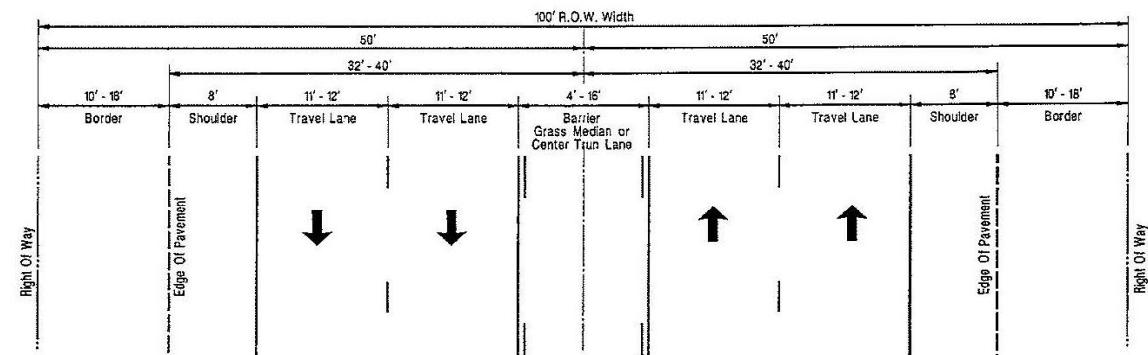


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100' R.O.W.  
4 LANE



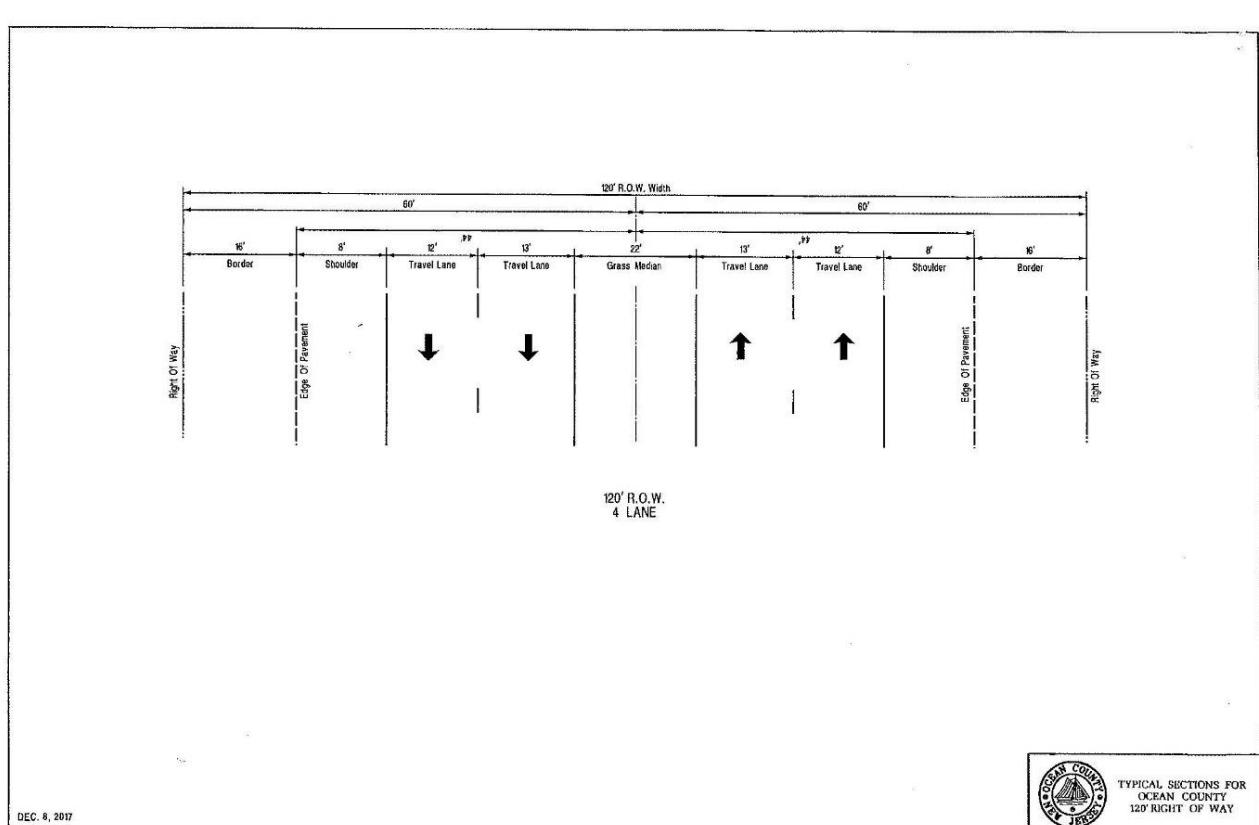
100' R.O.W.  
5 LANE





# Ocean County Site Plan and Subdivision Resolution

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TYPICAL SECTIONS FOR  
OCEAN COUNTY  
120' RIGHT OF WAY