

**TOWNSHIP OF CRANBURY  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

**ORDINANCE NO. 04-08-09**

**AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, AMENDING CHAPTER 150 OF THE CODE OF THE TOWNSHIP OF CRANBURY, ENTITLED “LAND DEVELOPMENT,” TO IMPLEMENT LOW IMPACT DEVELOPMENT NONSTRUCTURAL BEST MANAGEMENT PRACTICES FOR STORMWATER RUNOFF.**

**WHEREAS**, Chapter 150 of the Code of the Township of Cranbury (“Code”), the Land Development Ordinance of Cranbury Township (“LDO”), regulates land use and development in the Township; and

**WHEREAS**, the Township Committee adopted a stormwater management plan on July 21, 2005, as an amendment to the LDO; and

**WHEREAS**, it is necessary to amend the LDO to implement certain recommended low impact development best management practices for stormwater runoff;

**NOW THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, as follows:

1. Subsections 150-43.B.(2)(c)(d) and (e) of the Code of the Township of Cranbury (“Code”), are hereby amended to read as follows (additions to text are underlined; deletions from text are in [brackets]):

§ 150-43.B.(2).           Parking Area Layout.

(c) All parking areas shall be provided with permanent and durable curbing, not macadam or railroad ties, to assist in orderly parking and to separate pedestrian walkways from vehicular traffic. Parking areas upstream and tributary to vegetative filters or any other nonstructural BMP’s used to disconnect the flow of stormwater runoff over impervious surfaces shall have curbing flush with the finish surrounding grade to allow discharge to the nonstructural BMP’s.

(d) Parking areas with a capacity of 40 spaces or more are required to provide landscaped dividers and islands which, in the aggregate, shall cover not less than 10% of the total uncovered or unenclosed

parking area inclusive of all islands, aisles and other paved areas. The landscaping shall include at least one deciduous tree for each 10 parking spaces, and the trees shall be evenly distributed. The landscaped dividers and islands shall have flush curbing with wheel stops to allow for the discharge of stormwater from impervious areas. See Figure 27.

(g) All parking lots with a capacity of 40 or more vehicles shall be designed to include pedestrian walkways throughout the lot constructed with pervious paving systems, as detailed in the New Jersey Stormwater Best Management Practices Manual, to reduce non-point source pollution, reduce stormwater runoff, and promote infiltration and groundwater recharge. Except when walkways cross aisles or driveways, they shall be raised at least six inches above the parking area and shall be protected by permanent and durable curbing or bumpers so as to assure a minimum width of four feet free of care overhangs. Walkways that cross aisles or driveways shall be delineated by a change in pavement texture or striping. See Figure 27.

2. Subsection 150-43.B.(5) of the Code, entitled "Minimum construction standards for parking lots," is hereby amended to read as follows (additions are underlined; deletions are in [brackets]):

§ 150-43.B.(5). Minimum construction standards for parking lots. Parking lot areas shall be constructed with a six-inch compacted depth stone subbase using NJDOT soil aggregate Type I-5, quarry process stone; four-inch compacted depth bituminous stabilized base course using NJDOT Mix I-2; and two inch compacted depth bituminous concrete using Type FABC-1 surface course, NJDOT Mix I-5. At the direction of the Township Engineer, subgrade material shall be removed and replaced with suitable material. For parking areas of 10 or fewer spaces, the Planning Board may approve construction specifications that differ from the above standard where the use and location warrant change. Where applicable and conducive existing site conditions are present, parking lot areas may be required to also be constructed with pervious paving

systems, as detailed in the New Jersey Stormwater Best Management Practices Manual, to reduce non-point source pollution, reduce stormwater runoff, and promote infiltration and groundwater recharge.

3. Subsection 150-44.A. of the Code, entitled “Driveways,” is hereby amended to add a new subsection (12), which shall read as follows (additions are underlined; deletions are in [brackets]):

§150-44.A. Driveways.

(12) Where applicable and conducive existing site conditions are present, driveways may **be required** to be constructed with pervious paving systems, as detailed in the New Jersey Stormwater Best Management Practices Manual, to reduce non-point source pollution, reduce stormwater runoff, and promote infiltration and groundwater recharge.

4. Subsection 150-45.B(7) of the Code is hereby amended to read as follows (additions are underlined; deletions are in [brackets]):

§150-45.B. Streets design standards.

(7) Each cul-de-sac shall provide a right-hand tangent turnaround at the end with a minimum radius of 50 feet to the outside edge of the cartway or curblin and 60 feet to the outside edge of the right-of-way and shall be tangent preferably to the right side of the street. Landscaped islands surrounded by a thirty-foot-wide cartway are required in the center of cul-de-sac turnarounds. The curbing for the landscaped islands may be flush to the roadway to allow discharge of storm water runoff from surrounding impervious areas.

5. Subsections 150-56.C(1), (7), and (9) of the Code are hereby amended to read as follows (additions are underlined; deletions are in [brackets]):

§150-56.C. General standards. The landscaping plan shall conform to the following requirements, as applicable:

(1) Existing mature trees, hedge rows, tree lines, stone rows, [and] woodlands, and existing vegetation shall be preserved and included as a design element in the landscaping plan for all [new] development. Building placement shall preserve

existing vegetation and the character of the site. Existing vegetated areas and natural resources of great importance and significant value (i.e. riparian corridors, floodplains, well head recharge areas, old growth woodlands, etc.) shall be preserved within conservation easements and/or deed restrictions.

(7) The landscaping plan shall provide for a variety and mixture of plant materials, taking into consideration their susceptibility to disease; colors by season; textures; shapes; blossoms; and foliage. Native species, as illustrated in the attached list, and not manicured turf shall be included in the design for the re-vegetation of a developed site.

(9) Low maintenance, dense, [G]ground cover and flat ground slope shall be used to prevent erosion and to provide a vegetative filter, in accordance with the standards of the New Jersey Stormwater Best Management Practices Manual.

6. A copy of this ordinance will be referred to the Cranbury Township Planning Board for review following its introduction on first reading.

7. This ordinance shall take effect upon its passage and publication and upon the filing of a copy of said ordinance with the Middlesex County Planning Board, as required by law.

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Committee of the Township of Cranbury, in the County of Middlesex, State of New Jersey, held on April 7, 2008. It will be further considered for final passage, after public hearing thereon, at a meeting of the Township Committee to be held in the meeting room of Town Hall, 23A North Main Street, in the Township of Cranbury on June 9, 2008 at 7 p.m., and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office to the members of the general public who shall request the same.

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Kathleen R. Cunningham, RMC, Clerk