

Cranbury Township Ordinance # 02-11-05

AN ORDINANCE AMENDING AND REVISING CHAPTER 150-56 OF THE CODE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, N.J. ENTITLED "LANDSCAPING"

WHEREAS, the Township Shade Tree Commission has completed its review of Ordinance 150-56 in accordance with the Township's Community Forestry Management Plan; and

WHEREAS, the Shade Tree Commission has recommended that the plantings list contained in Ordinance 150-56 be updated due to the fact that many of the trees listed in the Ordinance are invasive species or are prone to disease;

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Cranbury that the Code of the Township of Cranbury be and hereby is amended as set forth below:

Section 1. Chapter 150-56 is amended as follows (insertions underlined and deletions ~~struckthrough~~):

§ 150-56. Landscaping.

A. Purpose. It is the objective of this chapter to require extensive landscaping as part of any development. Landscaping improves the livability of residential neighborhoods, enhances the appearance and customer attraction of commercial and industrial areas, improves the compatibility of adjacent uses, screens undesirable views and can reduce air and noise pollution. It is also the objective of this chapter to require applicants to expend a maximum effort to retain the existing natural features, including trees and plants on any site proposed for development.

B. Landscape plan. Every application for approval of a site plan or subdivision shall include a comprehensive and detailed landscape plan. Said plan shall identify, locate and provide planting details for all proposed trees, shrubs, bushes, plant material and ground cover, all existing plant materials proposed to be retained and all ground cover and natural features. For all existing natural growth proposed to be retained, the plan shall state the method(s) proposed to be used for its protection during and after construction (e.g., fences, tree wells, curbing or similar devices).

C. General standards. The landscape plan shall conform to the following requirements, as applicable:

(1) Existing mature trees, hedgerows, tree lines, stone rows, woodlands, and existing vegetation shall be preserved and included as a design element in the landscaping plan for all 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, wellhead recharge areas, old-growth woodlands, etc.) shall be preserved within conservation easements and/or deed restrictions.

(2) A minimum of 10 trees shall be planted for each acre of the tract not occupied by buildings or impervious coverage. The Board may waive or reduce this requirement when this standard is generally met by existing tree growth or the open space is proposed for agricultural purposes.

(3) At planting, shade trees shall have a minimum caliper of three inches and evergreen trees shall be at least five feet high. Shrubs shall be at least two feet in height or breadth at planting. All trees shall be balled and burlaped.

(4) Trees with calipers over eight inches in diameter shall be preserved, whenever possible. Grading, filling or impervious coverage must not intrude on the "drip line" of trees which are to be preserved.

(5) Existing trees or landscaping located within 20 feet of any street or lot line or zone boundary shall be maintained unless shown to be removed as part of an approved site plan. The existing grade within that space shall not be disturbed without such approval.

(6) Landscaping shall be provided in public areas, recreation sites and adjacent to buildings.

(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 revegetation of a developed site.

(8) The choice of landscaping shall be appropriate to local soil conditions and availability of water.

(9) Low-maintenance, dense, 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.

(10) The impact of any proposed landscaping plan at various time intervals shall be considered. Shrubs may grow and eventually block sight distances and foundation plants may block buildings.

(11) It is preferable to have fewer larger specimens than more smaller ones.

(12) All landscaping shall be consistent with the natural surroundings and shall be properly maintained throughout the life of any use on said lot.

(13) No building or parking area shall be located within 200 feet of the center line of any stream or within a floodway. Such area may be part of any required setback or any required landscape or buffer area.

(14) Irrigation systems for landscaped and lawn areas shall be designed in zones with timer controls to minimize water usage. Irrigation systems shall be provided with a precipitation detection timer bypass.

(15) Sheet plastic and other impervious materials shall not be used in any landscape area. Weed retardant mulch, porous non-woven synthetic landscape fabric or other materials shall be used.

(16) The Planning Board may require that the applicant submit prospective views of landscape treatment, for different time intervals, particularly in critical areas such as loading and unloading areas, to determine their effectiveness in buffering and shielding these areas.

#### D. Recommended plantings.

(1) Ornamental trees- Those trees set forth in the list on file with the Township Clerk's Office known as Exhibit A to Ordinance 150-56 which are incorporated by reference herein.

~~(a) Flowering dogwood - Cornus florida.~~

~~(b) Siberian crab - Malus baccata.~~

~~(c) Kwanzan cherry - Prunus serrulata "kwanzan."~~

~~(d) Yoshino cherry - Prunus yedoensis.~~

(2) Shrubs- Those shrubs set forth in the list on file with the Township Clerk's Office known as Exhibit B to Ordinance 150-56 which are incorporated by reference herein.

- (a) ~~Burning bush euonymus - Euonymypaintingstus alatu.~~
- (b) ~~Arrowwood viburnum - Viburnum dentatum.~~
- (c) ~~Viburnum tomentosum - Doublefirie viburnum.~~
- (d) ~~Viburnum opulus - European Cranberry bush.~~

(3) Plantings in wooded settings- Those plantings set forth in the list on file with the Township Clerk's Office known as Exhibit C to Ordinance 150-56 which are incorporated by reference herein.

- (a) ~~Shadblow - Amelanchier canadensis.~~
- (b) ~~Redbud - Cercis Canadensis.~~
- (c) ~~Flowering dogwood - Florida.~~
- (d) ~~American holly - Ilex opaca.~~
- (e) ~~Rosebay rhododendron - Rhododendron maximum.~~
- (f) ~~Canadian hemlock - Tsugua canadensis.~~
- (g) ~~Mountain laurel - Kalmia latifolia.~~
- (h) ~~Summersweet clothra - Clothra alnifolia.~~

(4) Plantings in and around detention basins- Those plantings set forth in the list on file with the Township Clerk's Office known as Exhibit D to Ordinance 150-56 which are incorporated by reference herein.

- (a) ~~Red maple - Acer rubrum, "October Glory," "Red Sunset."~~
- (b) ~~Pin oak - Quercus palustris.~~
- (c) ~~Green ash - Fraxinus pennsylvanica, "Summit," "Newport."~~
- (d) ~~Amelanchier - Amelanchier canadensis.~~
- (e) ~~Weeping willow - Salix babylonica.~~
- (f) ~~Sweetgum - Liquidambar styraciflua.~~
- (g) ~~Sweetbay - Magnolia virginiana.~~
- (h) ~~Vernal witchhazel - Hamamelis vernalis.~~
- (i) ~~Winterberry - Ilex verticillata.~~

~~(j) Arrowwood viburnum - Viburnum dentatum.~~

~~(k) Nannyberry viburnum - Viburnum lentago.~~

~~(l) European Cranberry bush - Viburnum opulus.~~

(D) Plantings in large open areas- Those plantings set forth on the list on file with the Township Clerk's Office known as Exhibit E to Ordinance 150-56 which are incorporated by reference herein.

E. Shade trees - Those trees set forth on the list on file with the Township Clerk's Office known as Exhibit F to Ordinance 150-56 which are incorporated by reference herein.

(1) ~~Recommended trees. The following tree species are recommended shade trees:~~

~~(a) Red Oak - Quercus rubra.~~

~~(b) Scarlet Oak - Quercus coccinea.~~

~~(c) Honey Locust - Gleditsia tricanthos (thornless variety, "inermis").~~

~~(d) Red Maple - Acer rubrum, "October Glory," Red Sunset.~~

~~(e) Sugar maple - Acer saccharum "Green Mountain," "Bonfire."~~

~~(f) Ginkgo - Ginkgo biloba (male).~~

~~(g) Redspire Callery pear - Pyrus calleryana, "Redspire."~~

~~(h) Chinese scholar tree - Sophora japonica.~~

~~(i) Japanese Zelkova - Zelkova serrata "Village Green."~~

~~(j) White ash - Fraxinus americana "Autumn Purple," "Rosehill."~~

~~(k) Green ash - Fraxinus (lanceolata) pennsylvanica "Summit," "Newport."~~

~~(l) Silver linden - Tilia tomentosa.~~

(2) Planting. Shade trees shall be planted along all public rights-of-way and shall be spaced as follows. Trees on opposite sides of the street shall be staggered:

(a) Large trees (40 feet high or more at maturity): every 60 feet.

(b) Medium-sized trees (less than 30 to 40 feet high at maturity): every 50 feet.

(3) Each tree shall have a minimum caliper of three inches.

(4) Street trees shall not be closer than 15 feet to any existing or proposed streetlight or street intersection.

(5) All trees shall be nursery-grown stock and shall have a root ball wrapped in burlap, with a replacement guaranty by the developer of two years.

F. Landscaping for nonresidential uses.

(1) Purpose. Landscaping is required in nonresidential areas where the proper placement of trees and shrubs can soften the appearance of large buildings and reinforce the berms that screen parking lots, buildings and structures, loading areas, utility and telecommunications equipment and storage areas.

(2) In addition to the general standards established in §§ [150-56C](#) and [150-57](#), all nonresidential uses shall meet the following requirements:

(a) The entire lot, except for areas covered by buildings, parking, recreation or service areas, shall be seeded, sodded or planted with ground cover and suitably landscaped in accordance with an overall landscape plan.

(b) Landscaping shall be used to accent and complement buildings. For example, groupings of tall trees to break up long, low buildings and lower plantings for tall buildings.

(c) Vines and climbing plants shall be considered for large expanses of wall.

(d) Massing trees shall be planted at critical points rather than in a straight line along buildings.

(e) Entrances to lots shall be given special landscaping treatment.

(f) All landscaping in parking areas shall be carefully located so as not to obstruct vision. A variety of different types of trees shall be grouped to break up the mass of cars and as required in § [150-43B](#).

SECTION 2. Repealer. All ordinances and resolutions, or parts thereof, inconsistent with this Ordinance, are hereby repealed.

SECTION 3. Severability. If any section, paragraph, subsection, clause or provisions of this Ordinance shall be adjudged to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 4. Effective Date. This Ordinance shall take effect immediately upon its passage and publication, 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 February 28, 2011. It will be further considered for final passage, after public herein thereon, at a meeting of the Township Committee to be held in the meeting room of Town Hall, 23-A North Main Street, in the Township of Cranbury on March 14, 2011 at 7:00 p.m., and during the week prior 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, Municipal Clerk