

N.J.A.C. 19:66-7.1

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§ 19:66-7.1 General provisions

- (a) All standards specified in this subchapter are the minimum allowed.
- (b) No structure shall be constructed, moved, or altered unless the minimum required site improvements as outlined in this subchapter are provided.
- (c) No structure shall be constructed, moved, or altered, nor site improvements undertaken, unless all of the minimum required barrier free improvements are provided in accordance with the New Jersey Uniform Construction Code, Barrier Free Subcode, N.J.A.C. 5:23-7.
- (d) Permitted uses in the Open Space Zone and public parks in all zoning districts are exempt from the design standards of this subchapter, but shall be designed in consultation with the Authority.
- (e) Except as otherwise provided for in this chapter, site plan approval is required for all residential uses with three or more units and all non-residential development.
- (f) All proposed site plans shall consider and shall be reviewed in accordance with the following elements:
 - 1. Lighting, landscaping, and parking;
 - 2. The surrounding environment and adjacent property;
 - 3. Natural features and ecology;
 - 4. Scenic, cultural, historical, archeological, or landmark sites;
 - 5. Open space, parks, and recreational facilities;
 - 6. Traffic circulation;
 - 7. Vehicle and pedestrian circulation and safety;
 - 8. Access to public transportation;
 - 9. Availability of utility services, including sanitary sewers and public water;
 - 10. Waste disposal and recycling; and
 - 11. Resiliency.
- (g) Compliance with the following performance standards:
 - 1. Electrical interference. All mechanical, electrical, and electronic equipment shall be shielded to the extent necessary to prevent electromagnetic or radiological interference with the use of any equipment or process off-site.
 - 2. Glare-light pollution. Exterior lighting shall be designed to prevent escapement of direct light beyond the property lines and onto adjacent property.

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3. Hazardous materials storage. All hazardous materials shall be stored in strict compliance with all Federal, State, and local, laws, rules, and regulations.
 4. Noise. All noise shall be in compliance with State rules.
 5. Odor, fume, dust emission, and particulate matter. Noxious emissions shall not unreasonably impact adjacent property. Dust and other types of air pollution borne by the wind from such sources as storage areas and roads shall be minimized by landscaping, paving, oiling, or other acceptable means.
 6. Storage areas. Open storage of lumber, coal, or other combustible materials must be accessible to fire apparatus at any and all times.
 7. Toxic gases. Toxic gases or matter shall not be emitted in any quantities that cause damage to the public health, safety, welfare, animals, vegetation, or property, or in any quantities that can cause soiling.
 8. Vibration. Vibration must be contained within the property lines.
 9. Waste disposal. No organic or inorganic waste materials shall be disposed of or permanently stored or placed on the site with the exception of compost bins or piles, and approved septic systems. Permanent storage or emplacement means a period of greater than six months.
- (h) When acting upon applications for site plan approval, the Authority, upon the recommendation of the hearing officer, shall have the power to grant such exceptions or waivers from the requirements under this subchapter as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval adopted pursuant to this subchapter, if literal enforcement of one or more provisions of the subchapter is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

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§ 19:66-7.2 Parking lot design standards

(a) General requirements applicable to parking are as follows:

1. All required parking facilities shall be located off-street and on the same lot occupied by the use served.
2. Required parking facilities shall be solely for the parking of motor vehicles, registered and in operating condition, of patrons, occupants, or employees of such uses.
3. The number, dimensions, location, and construction of barrier free parking spaces shall meet the requirements set forth in the Barrier Free Subcode, N.J.A.C. 5:23-7.
4. Adequate pedestrian circulation shall be provided between parking areas and the structures and uses served, and shall include methods to separate pedestrian and vehicular traffic.
5. No motor vehicle repair, work, or service of any kind shall be permitted in connection with any non-residential parking facility, except where otherwise permitted.
6. All areas to be maintained for firefighting or other emergency purposes shall be appropriately designed and designated in accordance with the New Jersey Uniform Fire Code, N.J.A.C. 5:18, as determined by the municipal fire official, and identified on a site plan.

(b) Location requirements are as follows:

1. No parking areas are permitted in required front yards or within required buffer areas. Driveways shall intersect ROWs at right angles, or as close as practicable, and shall traverse the required front yard in the shortest path practical.
2. Entrances and exits to parking areas shall not be located in accordance with established American Association of State Highway and Transportation Officials (AASHTO) design recommendations for intersection sight distances/sight triangles as found in the AASHTO manual, "A Policy on Geometric Design of Highways and Streets," Sixth Edition, 2011, which is incorporated herein by reference, as amended and supplemented, and shall be indicated on the site plan. The AASHTO manual is available for purchase at https://bookstore.transportation.org/collection_detail.aspx?ID=110 or by mail from the American Association of State Highway and Transportation Officials, 444 North Capitol Street, N.W., Suite 249, Washington, DC 20001.

(c) Design requirements are as follows:

1. A minimum two feet of landscaped open space shall be maintained as a buffer between buildings and vehicular use areas, exclusive of loading areas. All buffers shall be in accordance with the provisions of this chapter.
2. Entrances and exits to parking areas shall be located in a safe and convenient manner with minimal impact on traffic movement on adjacent streets. All entrances and exits to parking areas shall have appropriate directional signage for traffic control.

3. Adequate space for queuing of vehicles shall be provided. Uses with drive-through facilities shall provide for a minimum of four queued vehicles.
 4. All parking stalls shall be marked with four-inch wide lines.
 5. All parking areas shall be curbed with full depth concrete or granite block and paved or otherwise improved with an all-weather dustless material. Use of pavement materials other than asphalt or concrete shall be subject to approval by the Authority.
 6. All parking areas shall be provided with adequate drainage facilities in accordance with the design standards set forth in this chapter.
 7. All parking areas shall be properly screened and landscaped in accordance with the design standards set forth in this chapter.
 8. All parking areas shall be adequately and properly lit in accordance with the design standards set forth in this chapter.
 9. Parking spaces that back-out directly into a street are prohibited, except for single- and two-family detached and attached dwellings.
 10. Safety islands, with a minimum dimension of five feet, shall be provided between the ends of a parking bay and any driveway, aisle, or other areas as deemed necessary by the Authority. Such islands shall be curbed with full-depth concrete or granite block and landscaped with shade trees and other appropriate vegetation.
 11. All parking areas shall be arranged and designed, so as to prevent damage to adjacent fences, walls, plantings, and lighting structures.
- (d)** Parking spaces required under this section shall be located as follows:
1. Residential uses. All residential parking requirements shall be met on site.
 2. Hotel and casino-hotel uses located in the Resort Commercial (RC) District. All or any portion of the required patron parking being located in the Tourism District shall be provided either in the RC District or in the commercial zones adjacent thereto. Any or all portion of the required employee parking being located in the Tourism District shall be provided in the RC District or in any commercial district with the exception of the Ducktown Arts District. In no case, shall any casino-hotel use provide less than the number of required parking spaces without approval from the Authority. Nothing in this paragraph shall be construed so as to prohibit intercept parking to be located outside of Atlantic City or the Tourism District.
 3. Other nonresidential uses located in the RC District must provide 100 percent of the required parking on-site or in commercial districts.
 4. Nonresidential uses, except hotel uses located in other commercial districts, shall provide 100 percent of required parking on-site or in commercial districts. Hotel uses shall provide 100 percent of required patron parking on-site. Hotel employee parking shall be provided pursuant to the provisions of this chapter.
- (e)** Shared parking requirements are as follows:
1. Parking areas may be shared by more than one use if a shared parking plan prepared in accordance with this section is approved by the Authority. A shared parking plan prepared by a New Jersey-licensed professional engineer or other individual determined by the Authority to be qualified as an expert in traffic engineering shall be submitted to the Authority and shall include the following:
 - i. Determination of required number of spaces. For new construction, the minimum number of parking spaces constructed for a shared use project shall be determined by a shared parking plan, developed in accordance with the Urban Land Institute's (ULI) Shared Parking Manual, Second Edition, 2005, incorporated herein by reference, as amended and supplemented, or other similarly

recognized publication. The Shared Parking Manual can be obtained from the Urban Land Institute, 1025 Thomas Jefferson Street, N.W., Suite 500 West, Washington, DC 20007.

- ii. If the shared parking plan assumes the use of an existing parking facility already being utilized by continuing uses, then parking surveys shall be conducted twice during a typical week for a minimum of one month to determine actual parking usage. The surveys shall include morning, afternoon, and evening peaks as appropriate.
 - iii. A site plan shall show how the actual number of parking spaces required in this chapter are to be provided on the site.
 - iv. A shared parking plan may include trip reduction elements, such as shuttle bus operations, that would reduce parking demand.
2. All CLUCs issued for projects involving shared parking shall be conditioned upon the property owner submitting a study prepared by a New Jersey Licensed Traffic Engineer of actual parking usage and demand performed within two years of the issuance of occupancy certification for 85 percent of the development. The Authority has the right to require the property owner to submit periodic monitoring reports for a period not to exceed 10 years.
 3. Before a change in use or operating hours that could increase peak parking demand by at least 10 percent, the property owner shall provide a follow-up study analyzing the change in demand patterns. Any forecasted deficiency shall be met by the construction of additional parking spaces.
 4. Parking spaces to be shared cannot be reserved for specific uses, tenants, or individuals.
 5. If any shared parking arrangement fails to meet the criteria in this subchapter, the Authority has the right to terminate the shared parking plan and to enforce the construction of the required parking.

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§ 19:66-7.3 Loading area design standards

(a) General requirements concerning loading are as follows:

1. No structure shall be constructed, moved, or altered, and no existing structure or use shall be enlarged, unless the required number of loading spaces are provided in accordance with the provisions of this chapter.
2. All required loading facilities shall be located off-street and on the same lot occupied by the use served.
3. Loading areas shall be shown on the site plan and shall consider the following:
 - i. Safe and efficient layout;
 - ii. Consistency with the size and proposed use of the facility;
 - iii. The nature and location of adjacent uses; and
 - iv. Pedestrian and vehicular circulation.
 - v. All entrances and exits to loading areas shall be located in a safe and convenient manner with minimal impact on traffic movement on the site and adjacent streets.
4. Space allocated for loading or truck maneuvering shall not be used to satisfy any portion of the site's required parking.
5. Vehicle repair and/or service of any kind are not allowed in loading areas.

(b) Location requirements for loading areas shall be as follows:

1. Loading shall not be permitted in any front yard.
2. Loading areas, including accessory trailer parking areas, shall be located in the rear yard. Where this is not possible, loading areas may be located in a side yard.
3. No loading area shall be located within 10 feet of an open ditch.
4. Entrances and exits shall not be located within the required line-of-sight triangle of an intersection.

(c) Design requirements for loading areas are as follows:

1. All loading areas shall be paved or improved with a compacted select gravel base, not less than eight inches thick, and surfaced with an all-weather dustless material. Reinforced concrete dolly pads, not less than eight inches thick, shall be constructed for all loading docks.
2. All loading areas shall be provided with adequate drainage facilities in accordance with the provisions of this chapter.
3. All loading areas shall be screened and landscaped in accordance with the provisions of this chapter.

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4. All loading areas shall be adequately and properly lit in accordance with the provisions of this chapter.
5. The circulation and maneuvering of trucks on site shall comply with established American Association of State Highway and Transportation Officials (AASHTO) truck turning templates, found in the AASHTO manual, A Policy on Geometric Design of Highways and Streets. The templates used for the design of loading areas shall be for trucks of a size comparable to the maximum loading space required. Truck maneuvering shall not conflict with circulation and parking areas.

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§ 19:66-7.4 Line-of-sight triangle design standards

- (a) Line-of-sight triangles shall be provided in accordance with established American Association of State Highway and Transportation Officials (AASHTO) design recommendations for intersection sight distances/sight triangles as found in the AASHTO manual, A Policy on Geometric Design of Highways and Streets, and shall be indicated on the site plan.
- (b) Line-of-sight triangles shall be provided at the intersection of a driveway and a street or other public ROW, or at the intersection of two or more streets or public ROWs.
- (c) Unless more stringent requirements are provided in this chapter, at the intersection of two or more streets or the intersection of a driveway and one or more streets, no hedge, planting, fence, screening, or wall higher than 30 inches above curb level, nor any obstruction to a motorist's line of vision, other than a post not exceeding one foot in diameter, shall be permitted on any property within the line-of-sight triangle.
- (d) Property within the line-of-sight triangles shall be maintained, trimmed, and/or cleared of any material that could obstruct vision within the line-of-sight triangle.

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§ 19:66-7.5 Drainage design standards

(a) General requirements for drainage are as follows:

1. Drainage plans shall be signed and sealed by a New Jersey-licensed professional engineer.
2. Stormwater management systems shall be designed in accordance with N.J.A.C. 7:7, Coastal Zone Management Rules, and 7:8, Stormwater Management.
3. When a land development activity is otherwise exempt from CAFRA review, non-point source impacts to water quality should be minimized to the fullest extent practicable, including, incorporating nonstructural measures, such as:
 - i. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
 - ii. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;
 - iii. Maximize the protection of natural drainage features and vegetation;
 - iv. Minimize the decrease in the "time of concentration" (the time it takes for runoff to travel from the hydraulically most distant point of the drainage area to the point of interest within a watershed) from pre-construction to post-construction;
 - v. Minimize land disturbance including clearing and grading;
 - vi. Minimize soil compaction;
 - vii. Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers, and pesticides;
 - viii. Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas; and
 - ix. Provide other source controls to prevent or minimize the release of pollutants from the site into stormwater runoff, such controls include, but are not limited to:
 - (1) Site design features that help to prevent accumulation and discharge of trash and debris in drainage systems;
 - (2) Site design features that help to prevent and/or contain spills or other harmful accumulations of pollutants at industrial or commercial developments;
 - (3) When establishing vegetation after land disturbance, applying fertilizer in accordance with the requirements established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules;

- (4) The use of plastic under landscaped or gravel areas are prohibited. All sub-gravel liners shall be made of filter cloth or other permeable material; and
- (5) Any driveway shall be pitched to drain all runoff onto permeable areas of the site.

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§ 19:66-7.6 Landscaping and buffer design standards

- (a) A landscape plan shall be submitted with all applications for new construction, additions, and site improvements, or as otherwise required by this chapter.
- (b) The landscape plan shall include the following:
1. Proposed plantings, hardscape areas, stormwater management areas, and items requiring screening;
 2. Existing trees with a six-inch caliper or greater;
 3. All trees to be preserved or relocated;
 4. A plant schedule indicating botanical and common names, quantity, size at time of planting (including plant height and caliper, where applicable), size at time of maturity, and spacing of all proposed plantings; and
 5. Construction details and notes for plantings.
- (c) Plant standards for landscaping are as follows:
1. All proposed plantings shall conform to the American Standard for Nursery Stock, (ANSI Z60.1-2014), published April 14, 2014, by the AmericanHort, which is incorporated herein by reference, as amended and supplemented, and available at https://americanhort.org/documents/ANSI_Nursery_Stock_Standards_AmericanHort_2014.pdf. Plantings shall also conform to hardiness zone six standards of the 2012 United States Department of Agriculture (USDA) Plant Hardiness Zone Map, as developed by the USDA, Miscellaneous Publication No. 1475, which is incorporated herein by reference, as amended and supplemented. The map is available through the USDA and other cooperative extensions. A web-based interactive Plant Hardiness Zone Map (2001 US National Arboretum "Web Version" of the USDA Plant Hardiness Zone Map) can be found in the United States National Arboretum website at <http://www.usna.usda.gov/Hardzone/>.
 2. All shade trees shall be a minimum of 2.5 to three inches in caliper and 12 feet in height at the time of planting.
 3. All evergreen and ornamental trees shall not be less than six feet in height at the time of planting.
 4. All upright shrubs shall not be less than 24 to 30 inches in height at the time of planting; all spreading shrubs shall not be less than 24 to 30 inches in spread at the time of planting.
- (d) Design requirements for landscaping are as follows:
1. Plants located within the line of sight triangles in accordance with the provisions of this chapter shall not exceed a height of 30 inches at maturity.

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2. Shade trees shall be provided in the required front yard adjacent to public streets. At least one shade tree for each 40 linear feet of frontage shall be provided.
 3. A minimum of one shade tree shall be provided for every 10 parking spaces or one shade tree for each 3,000 square feet of parking area, whichever is greater, which shall be distributed evenly within the parking area.
 4. Shrubs shall be provided in the required front yard adjacent to public streets. At least five shrubs for each 40 linear feet of frontage shall be provided.
 5. A minimum of five shrubs shall be provided for every 10 parking spaces or a minimum of five shrubs for each 3,000 square feet of parking area, whichever is greater, which shall be distributed evenly within the parking area.
 6. Screening requirements are as follows:
 - i. All parking areas containing six or more parking spaces shall be effectively screened from public or private ROWs by a fence, wall, landscaped berm, or densely planted evergreens at a minimum height of four feet. Deciduous shrubs may be used for screening in conjunction with a berm not less than two and one-half feet in height.
 - ii. All parking areas shall be screened from adjacent residential uses by a solid and continuous fence, wall, landscaped berm or densely planted evergreens capable of maturing to a minimum of six feet in height.
 - iii. All loading and trailer parking areas shall be effectively screened with a solid and continuous fence in accordance with the provisions of this chapter, supplemented by evergreens capable of maturing to a height and width sufficient to screen such areas and vehicles from public ROWs and adjacent residential uses.
 - iv. All site service improvements and utility improvements, such as transformer compounds and external heating and cooling equipment; refuse and recycling areas; and outdoor storage, display, or work areas, where permitted, shall be enclosed by a solid and continuous fence, wall, or evergreen plant material sufficient to screen such activity from adjacent properties and public ROWs.
 7. For consistency with the coastal zone management vegetation rule at N.J.A.C. 7:7-16.7(b), an applicant shall provide for the preservation, to the maximum extent practicable, of existing vegetation within the development, and any new plantings should be appropriate coastal species, native to New Jersey to the maximum extent practicable.
- (e) All landscaping shall be completed before occupancy certification is issued by the Authority. Delay in performance may be permitted by the posting of sufficient security in a form acceptable to the Authority to ensure completion of this requirement.
- (f) All new development within the Tourism District shall provide for buffers to protect adjacent land uses from the traffic, noise, glare, trash, activity, vibration, odor, visual disorder, and other harmful or noxious effects, and to prevent adverse community appearance, protect the character of the area, and conserve the values of buildings and land.
- (g) All buffers shall comply with the following requirements:
1. Buffers must be at least five feet wide;
 2. Within a buffer area, a solid and continuous landscaping screen shall be planted and maintained, which shall consist of lawn, massed evergreen, and deciduous trees and shrubs of such species and density as will provide within two growing seasons a solid and continuous screen throughout the full course of the year, with trees shall be planted on 25 to 40 foot centers;
 3. All required shrub plantings for any buffer yards shall form a solid continuous visual screen of at least six feet in height within one year after planting; and

4. Within a buffer area, no use, activity, or sign shall be established, except for the following:
- i. Such driveways as are necessary to provide proper means of ingress and egress for a parking area.
 - ii. Directional signs in conjunction with a driveway that are necessary for the proper guidance and control of vehicular traffic, provided that not more than one such sign is erected in conjunction with each driveway.
 - iii. Walkways, nature trails, or similar facilities provided that such buffer is at least 60 feet in width.
- (h) The required height for a landscape screen shall be measured in relation to the elevation of the land at the edge of the adjacent area or structure to be buffered. Where the ground elevation of the location at which the screen is to be planted is less than the elevation at the edge of the adjacent area to be buffered, the required height of the screen shall be increased in an amount equal to the difference in elevation. In the event that the ground elevation of the location at which the screen is to be planted is greater than that at the edge of the adjacent area to be buffered, the required height of the screen may be reduced in an amount equal to the difference in elevation, provided that in no case shall the required height be reduced to less than three feet.
- (i) If the Authority, upon inspection, determines that the buffer is not being maintained in good condition, it shall notify the owner in writing. In the event that any planting required by this subchapter fails to live, it shall be replaced within a reasonable period of time, but not more than 45 calendar days.

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§ 19:66-7.7 Fences and walls

(a) Fences or walls in excess of 24 inches in height shall be permitted in accordance with the following:

1. Fences or walls shall not be permitted in required front yards, except for the following:
 - i. Fences or walls on any single-family-attached dwelling, single-family-detached dwelling, and duplex dwelling lot with a maximum height of four feet, provided that they are not chain link fences.
 - ii. Construction fences not exceeding eight feet in height, and shall be removed prior to the issuance of occupancy certification.
 - iii. Fences or walls surrounding drainage features, such as detention and/or retention basins, not exceeding 42 inches in height.
2. Fences and walls located in side and rear yards shall not exceed a height of six feet in all zoning districts permitting residential, low rise and eight feet in all other zoning districts.
3. No fence, wall, hedges, or other landscaping shall be constructed or installed so as to constitute a hazard to traffic or safety.
4. The face or finished side of a fence or wall shall face the adjacent property.
5. No fence or wall shall be constructed with metal spikes, or topped with concertina or razor wire, broken bottles, or similar materials, or constructed in such manner as to be dangerous to animals or humans.

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§ 19:66-7.8 Retaining walls

- (a) Retaining walls having an exposed height of four feet or more shall be designed in accordance with the provisions of the New Jersey Uniform Construction Code and shall require design stability calculations signed and sealed by a New Jersey-licensed professional engineer.
- (b) The height and location requirements for screening walls in accordance with the provisions of this chapter shall not apply to retaining walls.

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§ 19:66-7.9 Sidewalks

- (a) Sidewalks shall be provided and maintained along public streets on which a property fronts, subject to the approval of the appropriate governmental entity having jurisdiction.
- (b) Where possible, sidewalks shall be located parallel to the public street and shall connect to existing sidewalks on adjacent properties.
- (c) The minimum sidewalk width shall be five feet. Where a sidewalk abuts a curb or the edge of pavement, the minimum width shall be six feet. Sidewalks shall conform to the minimum design criteria required by the Barrier Free Subcode, N.J.A.C. 5:23-7.
- (d) Sidewalks shall be constructed of either four-inch-thick concrete, concrete pavers, or other appropriate material. Sidewalks shall be designed to meet the conditions of the sub-grade material and the proposed loads.
- (e) The area between the sidewalk and the edge of pavement or curb shall be grassed.

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§ 19:66-7.10 Lighting

(a) Adequate site illumination for uncovered areas shall be provided in accordance with the following:

1. Uncovered areas shall be illuminated during non-daylight hours.
2. Illumination levels in parking areas and pedestrian walkways shall maintain an average of 0.5 footcandles over the site.
3. Minimum illumination levels shall be maintained throughout the uncovered areas during non-daylight hours as per below:
 - i. Parking lots -- 1.0 footcandles;
 - ii. Loading, unloading areas -- 4.0 footcandles;
 - iii. Handling areas driveway entrances and exits -- 2.0 footcandles; and
 - iv. Pedestrian walkway areas -- 0.5 footcandles.
4. Site illumination design shall comply with the following:
 - i. All light sources shall be shielded and positioned to prevent glare from becoming a hazard or a nuisance, or having a negative impact on site users, adjacent properties, or the traveling public.
 - ii. All light sources with illumination levels greater than one foot-candle shall be arranged to reflect away from adjacent properties.
 - iii. The number and spacing of required light pole standards in a parking lot shall be determined based on the type of fixture, height of pole, and number of fixtures on the pole.
 - iv. Poles shall be made of rustproof metal, cast iron, fiberglass, finished wood, or similar structural material.
 - v. Pole heights shall be measured from the ground surface at the base of the pole to the top of the pole. The height of poles mounted on pedestals shall include the height of the pedestal.
 - vi. Light sources mounted on a pole shall not exceed the height of the pole.
 - vii. Poles dedicated to lighting pedestrian walkways shall not be greater than 15 feet in height and shall utilize underground wiring.
 - viii. Poles in all other areas including parking areas shall not exceed 25 feet in height, and shall utilize underground wiring.
 - ix. Poles shall be located so as not to interfere with site circulation and shall be coordinated with stall and aisle layouts in vehicular use areas. Poles shall be located near the end of parking rows or around the perimeter of the lot. When located at parking stall boundaries, poles shall be mounted

on concrete pedestals. Where raised medians or islands are used to separate adjacent stalls, poles shall be placed in these areas unless pedestrian circulation will be adversely affected.

- x. Light sources mounted on a building facade shall not exceed 25 feet in height, or the height of the building, whichever is less.
- (b) Adequate site illumination for covered parking and loading areas shall be provided in accordance with the following:
1. Covered parking and loading areas shall be illuminated during daylight and non-daylight hours, including general parking and loading areas, pedestrian walkways, ramps, corners, entrance areas, and stairways.
 2. Illumination levels in the areas in (b)1 above shall be evenly distributed, with minimum illumination levels maintained at all times in accordance with Figure 22-22 of the Illuminating Engineering Society of North America (IESNA) Lighting Handbook, 10th edition, which is incorporated herein by reference, as amended and supplemented, and can be obtained from IESNA, 120 Wall Street, Floor 17, New York, NY 10005-4001.
 3. Illumination levels for the top level of a parking facility, if not covered, shall conform to the standards for uncovered parking areas as specified in accordance with the provisions of this subchapter.
 4. Illumination design for covered parking areas and loading areas shall comply with the following:
 - i. All light sources shall be shielded and positioned to prevent glare from becoming a hazard or a nuisance, or having a negative impact on site users, adjacent properties, or the traveling public.
 - ii. All light sources with illumination levels greater than one foot-candle shall be arranged to reflect away from adjacent properties.
 - iii. Light sources shall be appropriately located in order to avoid adverse impacts to drivers and pedestrians.
 - iv. Light sources shall be protected from vehicular damage, vandalism, and weather.
 5. The use of LED is encouraged where possible and appropriate.

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N.J.A.C. 19:66-7.11

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New Jersey Administrative Code > TITLE 19K. CASINO CONTROL COMMISSION/CASINO REINVESTMENT DEVELOPMENT AUTHORITY > CHAPTER 66. CASINO REINVESTMENT DEVELOPMENT AUTHORITY TOURISM DISTRICT LAND DEVELOPMENT RULES > SUBCHAPTER 7. SITE PLAN DESIGN STANDARDS

§ 19:66-7.11 Residential design standards

Residential developments shall be designed in accordance with the New Jersey Residential Site Improvement Standards, N.J.S.A. 5:21-1 et seq.

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New Jersey Administrative Code > TITLE 19K. CASINO CONTROL COMMISSION/CASINO REINVESTMENT DEVELOPMENT AUTHORITY > CHAPTER 66. CASINO REINVESTMENT DEVELOPMENT AUTHORITY TOURISM DISTRICT LAND DEVELOPMENT RULES > SUBCHAPTER 7. SITE PLAN DESIGN STANDARDS

§ 19:66-7.12 Nonresidential design standards

- (a) In retail structures, storefront windows shall cover a minimum of 60 percent of the ground floor facade area. On corner lots, the secondary storefront facade shall be consistent with the alignment, location, and amount of glazing of the primary storefront window facade.
- (b) Blank walls shall be avoided at the ground floor level. Facade articulations, such as windows, trellises, recesses, projections, ornamentations, color, arcades, changes of material, landscaping, and other features shall be used to lessen the impact of blank walls.
- (c) Trash containers and outdoor storage areas shall be screened from public streets, pedestrian walkways, and neighboring properties. The screen shall be designed to be compatible with the architectural character of the development and shall be constructed of durable materials.
- (d) The primary access to the building shall be from the front of the structure. If necessary, the rear of the building shall be enhanced to improve public access from parking lots and service alleys.
- (e) In developments requiring loading areas, service and loading areas shall be separated from main circulation and parking areas and away from public streets.
- (f) Clearly defined, highly visible entrances shall be provided through the use of features, such as canopies, awnings, arches, decorative doors, and integral planters.
- (g) Store window security grates shall be of open mesh design, except the lowest one foot may be of solid construction.
- (h) Fire escapes shall be constructed only against the side or rear walls of the building.
- (i) Rooftop/mechanical equipment shall be screened with visual barriers from adjacent properties, public roadways, parks, and other public areas. The architectural design of buildings shall incorporate design features that screen, contain, and conceal all heating, ventilation, and air conditioning units. All screening devices shall be compatible with the architecture and color of the principal structures.
- (j) Electrical transformers shall be underground or housed within the building.
- (k) Recycling and solid waste disposal areas shall be enclosed. These enclosures shall be screened with landscaping where feasible. Locations shall be conveniently accessible for trash collection and maintenance and shall not block access drives during loading operations.
- (l) Both primary and secondary front facades shall be designed with quality materials and details, such as masonry. Front yard rules for landscaping and fencing shall apply to both primary and secondary front facades.
- (m) Persons engaged in retail sales may display retail merchandise outdoors subject to the following:
 1. No storage of merchandise or equipment is permitted on public property, such as a public park, a public ROW, a public street, an access easement, a boardwalk ramp, or the boardwalk. All business exteriors

shall maintain an uncluttered, safe, and clean appearance. The outdoor display of retail merchandise is limited solely in the building front subject to the following:

- i. The outdoor display of retail merchandise is within the ownership of the principal building owner, or if subject to a lease, within the leased area, and merchandise is under cover with a roof overhang, fixed awning attached to the building, or a covered foyer or alcove.
2. The display of retail merchandise may include goods hung on hangers or displayed on tables, provided that the outdoor display is orderly and provides for adequate vertical and horizontal clearances for public safety.
3. A seven-foot minimum vertical clearance above the surface of the boardwalk is required along with a five-foot minimum horizontal clearance where the area must open for access to allow adequate ingress and egress from the establishment.
4. An outdoor display area on the building front is permitted with a maximum height of 10 feet above the surface of the boardwalk.
5. A six-inch maximum projection out from the building is permitted for merchandise hanging on the exterior of the building front provided the merchandise is under cover as described above. All merchandise must be properly secured so not to be a falling hazard.
6. No merchandise or structures/apparatus to attached merchandise is permitted on the boardwalk or hanging on the doors, or hanging from awnings, or hanging from signage. No merchandise is permitted to hang from: roof overhangs, canopies, marques, open, closed, or retracted security gates, or mechanism/apparatus of security gates and similar structures. No merchandise is permitted in exterior covered alcoves, vestibules, or exterior foyers within the five-foot wide clearance access path or area.
7. The storage of equipment shall not be permitted outdoors.

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