# Site Plan and Subdivision Review

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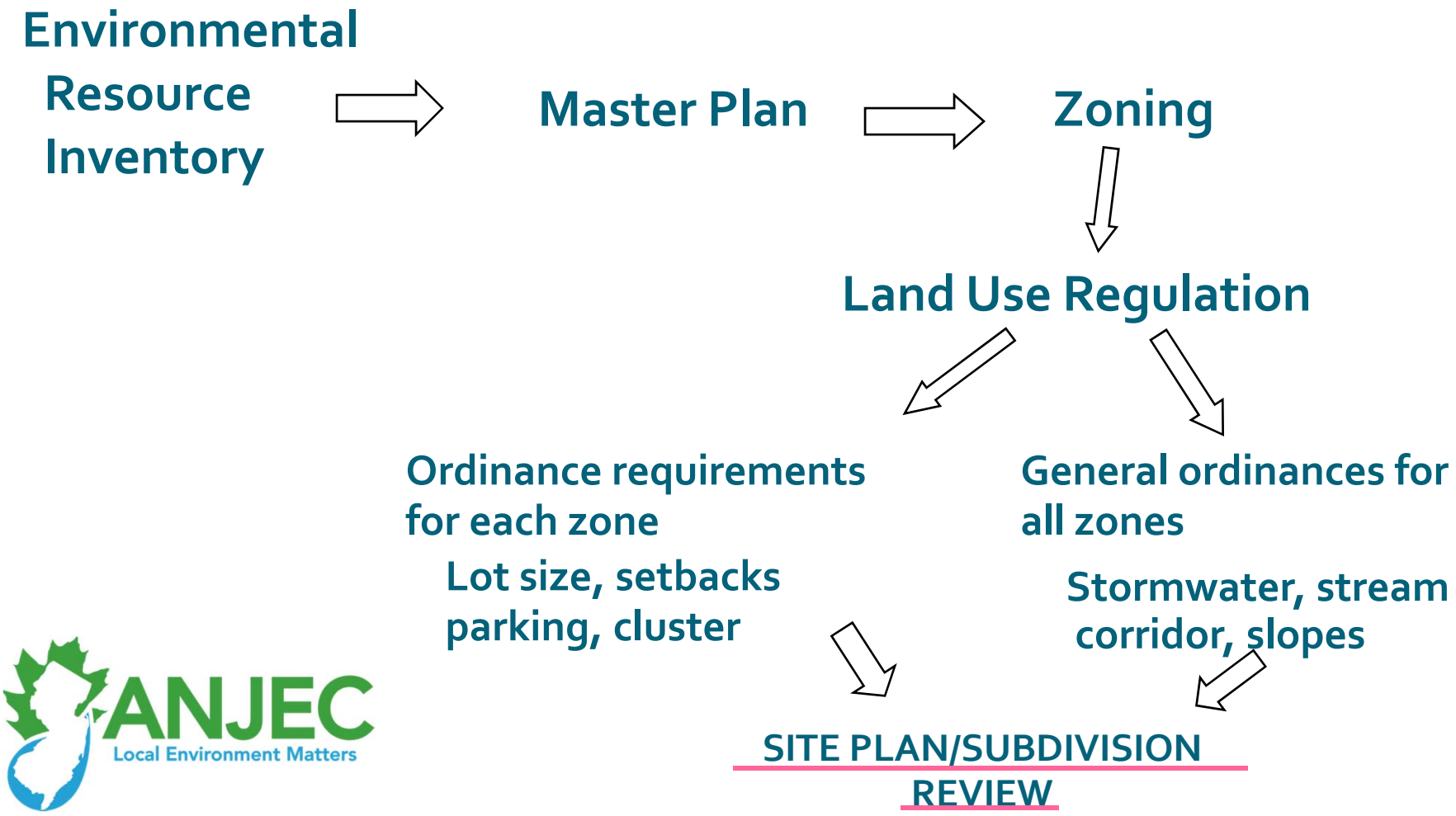
# Municipal Land Use Framework

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# Contents of Site Plan Ordinance

## Municipal Land Use Law (40:55D-41)

- Preservation of existing natural resources on site
- Safe and efficient vehicular and pedestrian circulation, parking & loading
- Exterior lighting
- Conservation of energy & use of renewable energy resources
- Recycling of designated materials

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# Site Plan vs. Subdivision

**Site Plan** - a development plan for an individual lot or tract

**Subdivision** - the division of a piece of land into two or more lots

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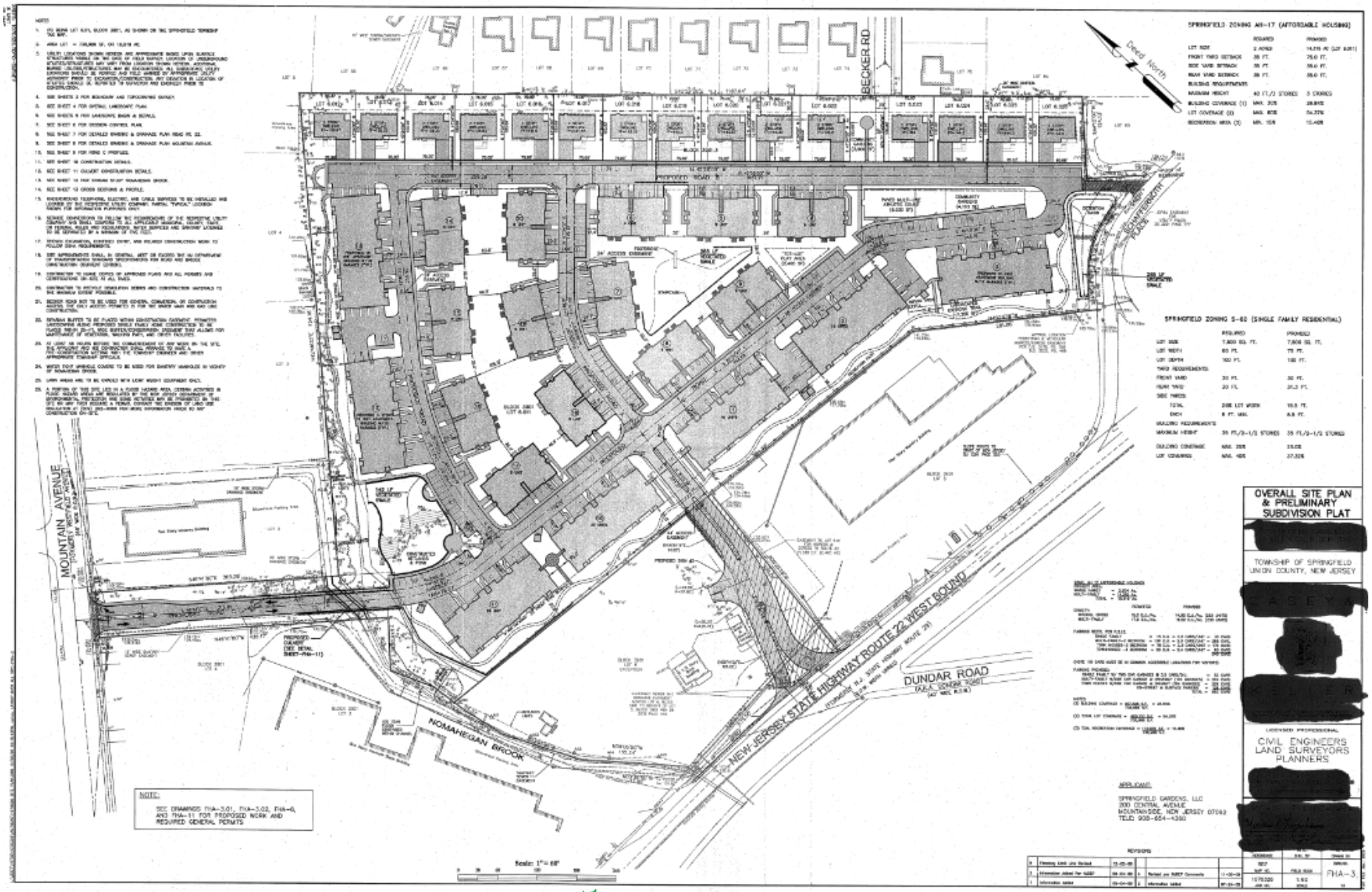


# Site Plan

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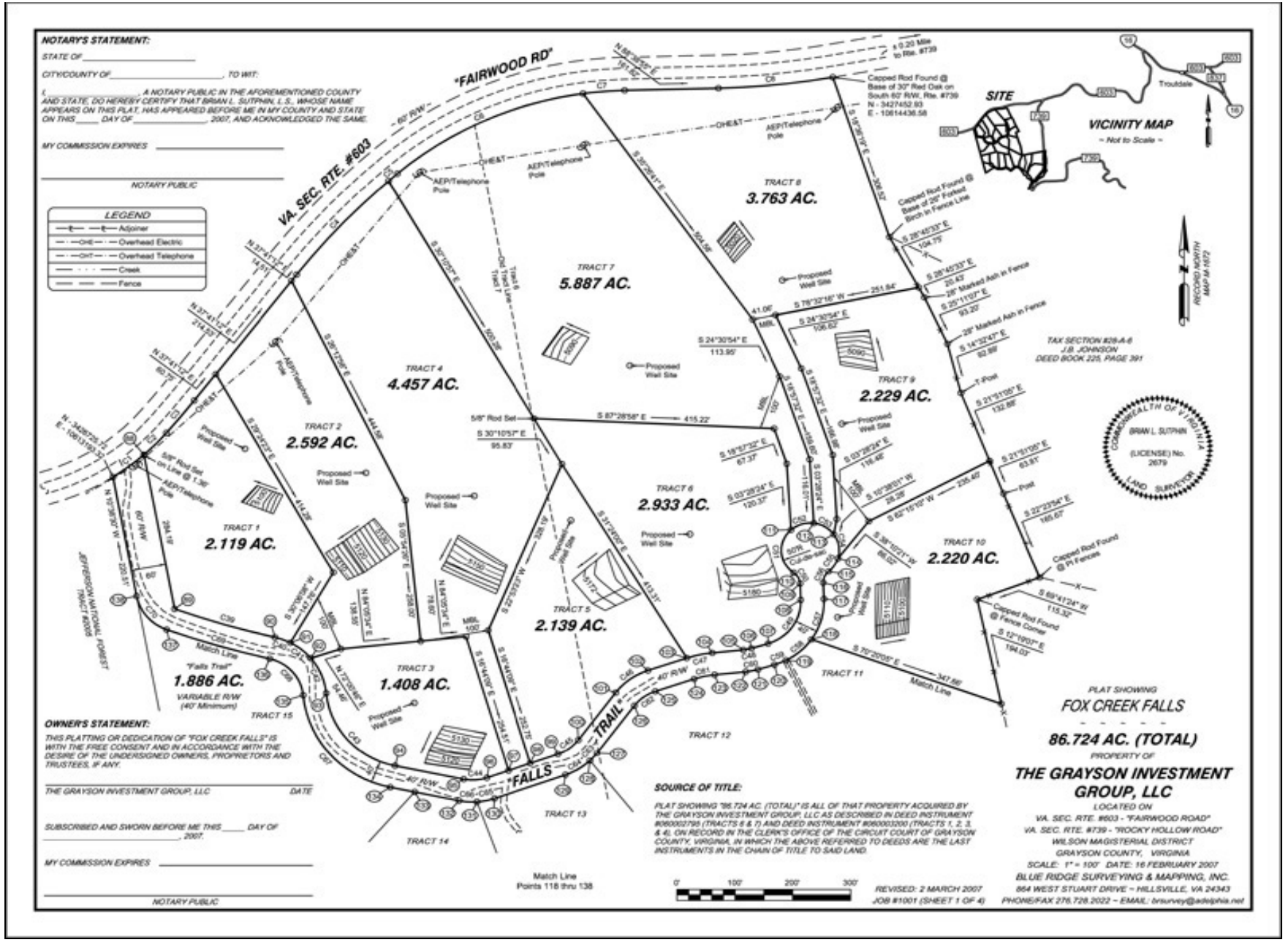


# Subdivision Plan

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# Benefits of Commission's Review

- Protects water quality and habitat
- Lessens impacts on natural resources – trees, slopes, streams, groundwater, open space
- Ensures provisions for recycling and solid waste disposal
- Avoids future costs associated with poor development – uncontrolled stormwater, poor grading, excessive lighting

# Why Perform a Site Plan Review?


Photo Source: Parsippany Focus

# Development impacts water!

- **Stormwater runoff**
  - Quality
  - Volume
  - Quantity
- **Pattern**
- **Drainage**
- **Flooding potential**

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# Evaluating Impacts On-Site

## Development Activities

- Grading
- Landscaping
- Road Building
- Utility Installation

## Resource Impacts

- Soil Disturbance
- Loss of wetlands
- Runoff - Erosion
- Habitat Loss
- Vegetation Loss

# Evaluating Impacts: Know what is there now

- Existing conditions and critical resources from NRI/ERI
- Geology: Rock type, depth to bedrock
- Soils Suitability
- Water: surface water, wetlands, groundwater, water consumption, water system adequacy, fire protection
- Site contamination potential/Land use history
- Wildlife habitat
- Neighborhood character and setting

# Evaluating Impacts - Off-Site

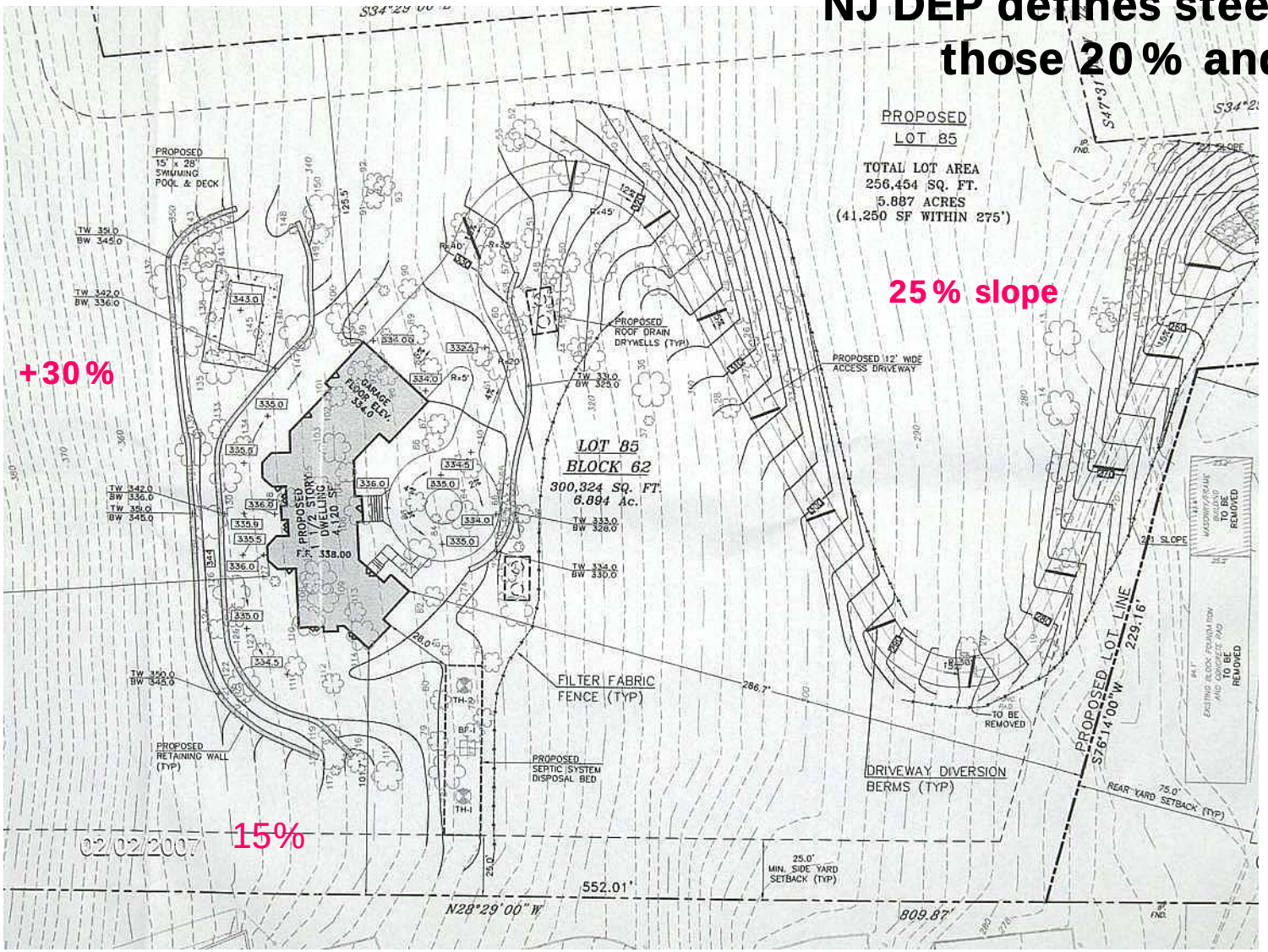

- Flooding
- Traffic
- Open space loss or degradation
- Loss of farmland, vistas
- Air quality
- Non-point source pollution

# General Site Plan /Subdivision Review Process

- Pre-Application or Informal Meeting (not for variance applications)
- Application submission (including EIS, checklist, and wetlands delineation LOI)
- Application completeness determination
- Preliminary approval
- Final approval

# Slopes and Grading

**NJ DEP defines steep slopes as those 20% and over**

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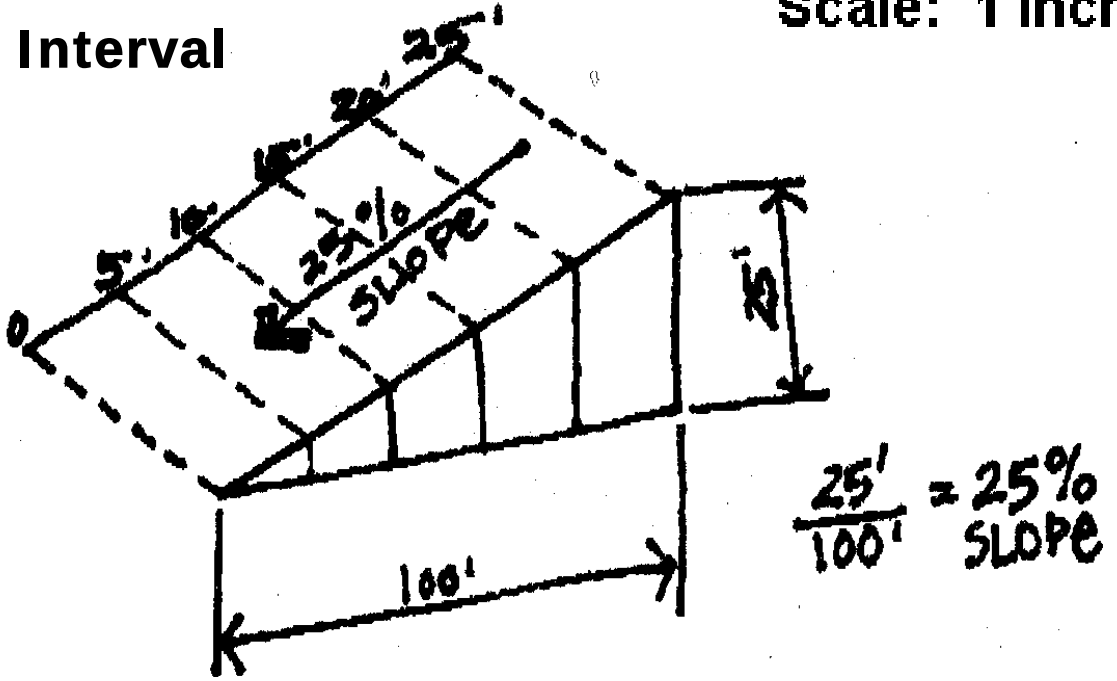
# Measuring Slope

Scale: 1 inch = 30 feet

Contour Interval




**NJ DEP defines steep slopes as those 20% and over**

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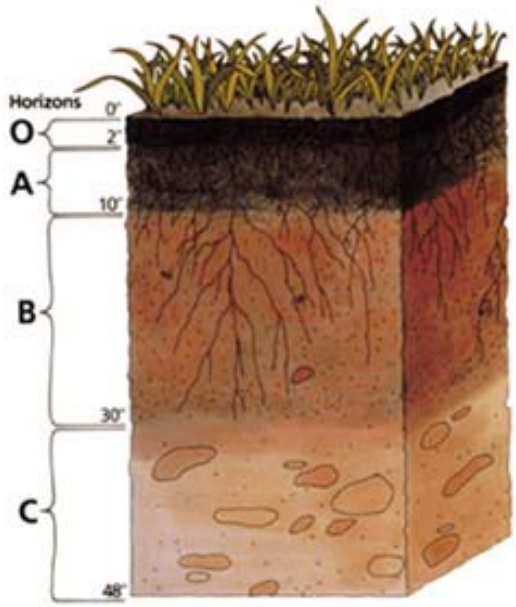
# SOILS

- Do they drain well?
- Are they sandy or more like clay?
- Are they lying over high water table?
- Are they on steep slopes?
- What is the depth to bedrock?
- What is the erosion potential?

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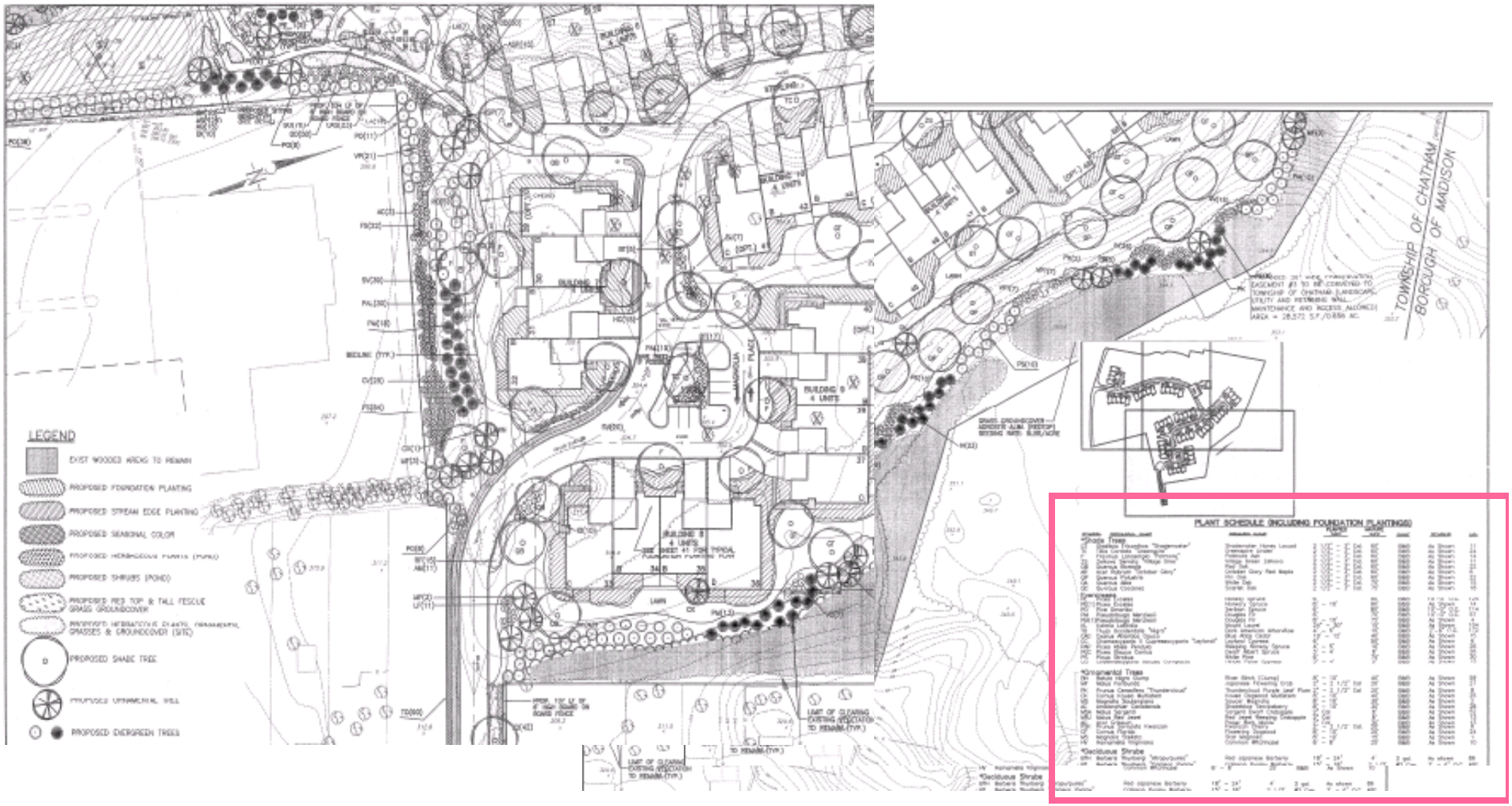


# Landscape Plan –

## 56 townhouse units on 30 acres

# PLANT SCHEDULE (INCLUDING FOUNDATION PLANTINGS)

| SYMBOL | BOTANICAL NAME | COMMON NAME | PLANTED SIZE | MATURE SIZE | ROOT | SPACING | NO. |
|---|---|---|---|---|---|---|---|
| **Shade Trees** | | | | | | | |
| T | Gleditsia Tricanthos "Shademaster" | Shademaster Honey Locust | 2 1/2" – 3" Cal. | 60' | B&B | As Shown | 11 |
| C | Tillia Cordata "Greenspire" | Greenspire Linden | 2 1/2" – 3" Cal. | 60' | B&B | As Shown | 24 |
| | Fraxinus Lanceolata "Patmore" | Patmore Ash | 2 1/2" – 3" Cal. | 60' | B&B | As Shown | 14 |
| S | Zelkova Serrata "Village Gree" | Village Green Zelkova | 2 1/2" – 3" Cal. | 60' | B&B | As Shown | 11 |
| QB | Quercus Borealis | Red Oak | 2 1/2" – 3" Cal. | 60' | B&B | As Shown | 22 |
| AR | Acer Rubrum "October Glory" | October Glory Red Maple | 2 1/2" – 3" Cal. | 60' | B&B | As Shown | 6 |
| QP | Quercus Palustris | Pin Oak | 2 1/2" – 3" Cal. | 60' | B&B | As Shown | 22 |
| QA | Quercus Alba | White Oak | 2 1/2" – 3" Cal. | 75' | B&B | As Shown | 15 |
| QC | Quercus Coccinea | Scarlet Oak | 2 1/2" – 3" Cal. | 75' | B&B | As Shown | 16 |
| **Evergreens** | | | | | | | |
| PE | Picea Excelsa | Norway Spruce | 8' | 90' | B&B | 10'–0" O.C. | 124 |
| PE(1) | Picea Excelsa | Norway Spruce | 8' – 10' | 90' | B&B | As Shown | 14 |
| PO | Pice Omorika | Serbian Spruce | 6' | 80' | B&B | 10'–0" O.C. | 114 |
| PM | Pseudotsuga Menziesii | Douglas Fir | 6' | 75' | B&B | 10'–0" O.C. | 57 |
| PM(1) | Pseudotsuga Menziesii | Douglas Fir | 8' – 10' | 75' | B&B | As Shown | 4 |
| KL | Kalmia Latifolia | Mount Laurel | 24" – 30" | 15' | B&B | As Shown | 104 |
| TO | Thuja Occidentalis "Nigra" | Dark American Arborvitae | 4' – 5' | 15' | B&B | 2'–6" O.C. | 172 |
| CAG | Cedrus Atlantica Gauca | Blue Atlas Cedar | 10' – 12' | 40' | B&B | As Shown | 15 |
| CC | Chamaecyparis X Cupressocyparis "Leylandi" | Leyland Cypress | 6' | 50' | B&B | As Shown | 6 |
| PAP | Picea Abies Pendula | Weeping Norway Spruce | 4' – 5' | 10' | B&B | As Shown | 26 |
| PGC | Picea Glauca Conica | Dwarf Albert Spruce | 3' – 4' | 8' | B&B | As Shown | 26 |
| PS | Pinus Strobus | White Pine | 6' | 75' | B&B | As Shown | 30 |
| CO | Chamaecyparis Obtusa Compacta | Hinoki False Cypress | 3' – 4' | 6' | B&B | As Shown | 13 |
| **Ornamental Trees** | | | | | | | |
| BN | Betula Nigra Clump | River Birch (Clump) | 8' – 10' | 40' | B&B | As Shown | 59 |
| MF | Malus Floribunda | Japanese Flowering Crab | 2" – 2 1/2" Cal | 20' | B&B | As Shown | 27 |
| PK | Prunus Cerasifera "Thundercloud" | Thundercloud Purple Leaf Plum | 2" – 2 1/2" Cal | 20' | B&B | As Shown | 8 |
| CK | Cornus Kousa Multistem | Kousa Dogwood Multistem | 8' – 10' | 40' | B&B | As Shown | 25 |
| MS | Magnolia Soulangiana | Saucer Magnolia | 8' – 10' | 30' | B&B | As Shown | 2 |
| AC | Amelanchier Canadensis | Shadeblow Serviceberry | 8' – 10' | 30' | B&B | As Shown | 28 |
| MSA | Malus Sargenti | Sargent Dwarf Crabapple | 2" Cal | 8' | B&B | As Shown | 52 |
| MRJ | Malus Red Jewel | Red Jewel Weeping Crabapple | 2" Cal | 8' | B&B | As Shown | 13 |
| AG | Acer Grigeum | Paper Bark Maple | 2" Cal | 30' | B&B | As Shown | 13 |
| PSK | Prunus Serrulata Kwanzan | Kwanzan Cherry | 2" – 2 1/2" Cal. | 20' | B&B | As Shown | 6 |
| CF | Cornus Florida | Flowering Dogwood | 8' – 10' | 20' | B&B | As Shown | 24 |
| MS | Magnolia Stellata | Star Magnolia | 8' – 10' | 15' | B&B | As Shown | 1 |
| HV | Hamamelis Virginiana | Common Witchhazel | 6' – 8' | 25' | B&B | As Shown | 10 |

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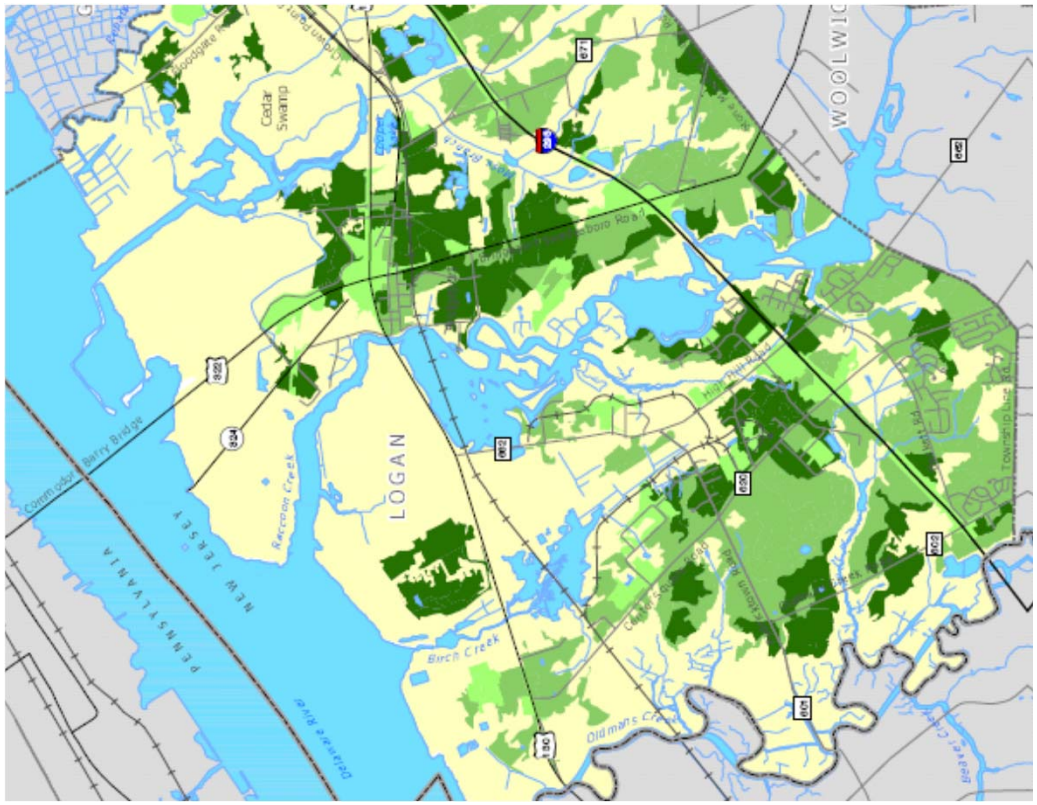
# Groundwater

- Recharge
- Recharge areas
- Septic disposal
- Potable drinking water


**Mapped Recharge Areas**

# Freshwater wetlands

Regulated by the State (NJDEP)

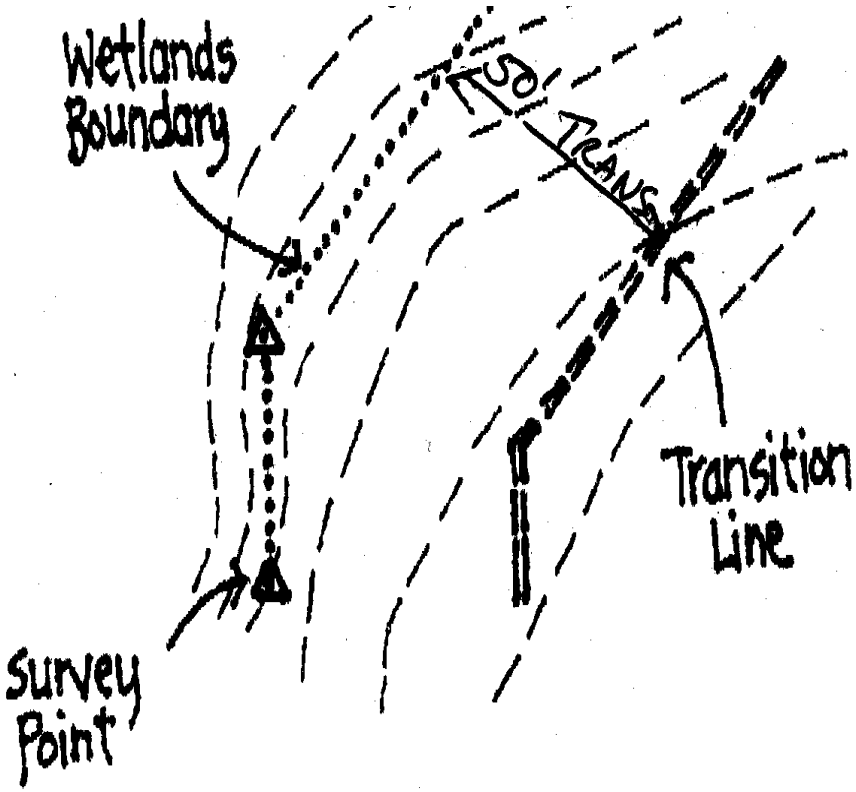
Municipalities cannot pass wetlands ordinances, but they can help insure State regulations are followed.

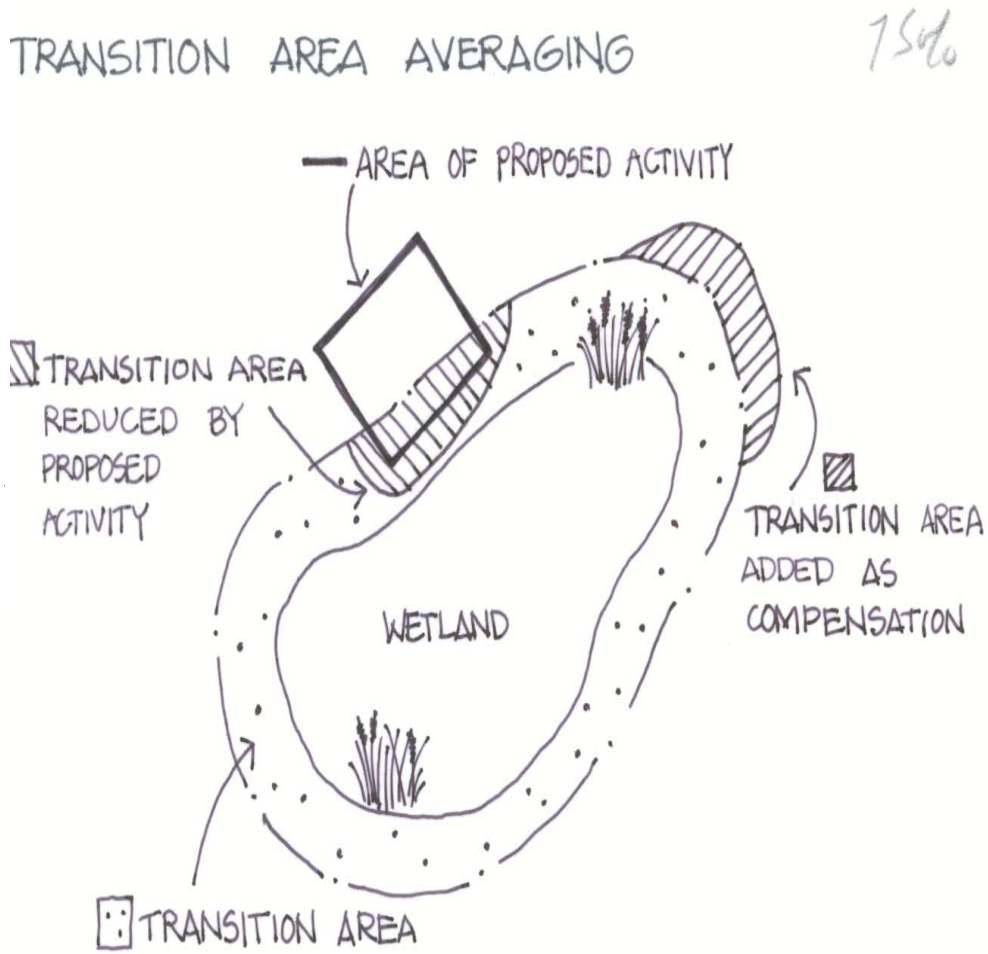
- REQUIRE SUBMISSION OF LOI (NJDEP Letter of Interpretation)
  The application "checklist" should require LOI if the property or adjacent property indicates possible wetlands.

- CHECK to see if LOI is merited. What do ERI maps show? A site walk may reveal wetlands vegetation, signaling need for an LOI.

- CHECK SITE PLAN to see if it shows wetlands and transition areas (protected buffer areas)
- Applications are approved *contingent on obtaining State permit*s.

# Identification of Wetlands



# Site Visit Is Important

- Notify applicant
- Ask applicant to mark site boundaries, building footprints, wetlands
- Bring site plan
- Take photographs
- Determine points of concern
- Include site visit notes as part of the Commission's report

# Analysis of Application

- Consistency with Master Plan
- Compliance with ORDINANCES
- Existing site and constraints, site during construction and upon completion
- Ability to provide basic services

# Written Report by EC

- Findings of Fact
- Findings of Environmental Impacts
- Recommendations
- Questions and Testimony at hearing