

SECTION 26 OFF-STREET OR ON-SITE IMPROVEMENTS

The following off-street improvements shall be constructed, or an adequate performance guarantee posted assuring their construction. Other sections of this article, prior to the granting of final approval of any major subdivision or site development plan. Any such requirements made in connection with minor subdivisions shall be treated as a condition of final approval with an adequate performance guarantee been posted.

A. Off-Street Parking and Loading

All required off-street parking and loading areas shall be surfaced with a compacted base course of material, thickness and grade, as specified by the municipal engineer. The thickness of the base course shall be determined on the basis of expected use. All off-street loading areas and all off-street parking areas serving more than one individual use, or providing more than five individual parking spaces, shall be surfaced with asphaltic or portland cement concrete materials and to a thickness specified by the municipal engineer. In the case of parking bays, only an approved type of porous paving of a type acceptable to the Approving Authority may be substituted as the surface course in order to avoid unnecessary surface run-off.

B. Open Space and Recreation Improvements

Any open space or recreational improvements required, which are proposed for dedication to the municipality or homeowners, shall be constructed or installed according to construction and equipment standards promulgated by the municipality. Such standards shall be developed by the municipal engineer and approved by the Approving Authority. All open space and recreational improvements shall be subject to the posting of adequate performance guarantees, prior to final development approval.

C. Topsoil Protection and Soil Erosion Plan

Any topsoil moved or to be moved during the course of construction for any development shall be utilized on-site and shall be redistributed to provide at least six (6") inches of topsoil cover to all areas of the development not covered by building or paving. Under no circumstances shall any soil or earth be sold or removed from the site unless an application is made and approval is granted under the Soil Erosion and Sediment Control Ordinance

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All such disturbed areas shall be stabilized by seeding, planting or sodding according to an approved soil erosion and sediment control plan approved by the Soil Conservation District. In the event that the sod does not contain sufficient amounts of topsoil to provide six (6") inches of cover to all areas of the development, the developer shall supply sufficient amounts to meet this requirement. Where found necessary by the Planning Board, required seeding, sodding, water retention structures, rip-wrapping or other activities necessary to carry out the soil erosion and sedimentation control plan shall be made subject to the provisions of adequate performance and maintenance guarantees, as specified in this article.

D. On-Site Storm Water Management Components

The on-site storm water management components shall have adequate performance and maintenance guarantees posted.

E. Monuments

All monuments are to be of the size and shape required by "The Map Filing Law (1960)", R.S. 46:23-9.9 et seq. or other applicable statutes. The location of said monuments is to be per "The Map Filing Law, 46:23-9.11 paragraph 'q'."