SECTION 31  DETAILS

This section incorporates typical details for the installation of improvements required pursuant to the provisions of this Article.

SECTION 32  Uniform Affordable Housing Productions Based Upon “Growth Share”

A. Residential Development. Except as otherwise provided below, any residential development in any zoning district or redevelopment area in the City shall be required to produce one nonage-restricted affordable home meeting COAH’s eligibility criteria for every eight (8) market rate lots or units constructed.

B. Nonresidential Development. All nonresidential development applications submitted to the Land Use Board shall be required to produce one nonage-restricted affordable home meeting COAH’s eligibility criteria for every twenty-five (25) new jobs or employment opportunities created in the City as a result of the proposed nonresidential development project. The calculation of the number of jobs and employment opportunities shall be in accordance with Appendix C to N.J.A.C. 5:94-1, et seq. entitled “UCC Use Groups for Projecting and Implementing Nonresidential Components of Growth Share.”

C. The applicant may seek to satisfy its affordable housing production obligation(s) through the mechanisms permitted in COAH’s rules, including but not limited to, Gloucester City’s advanced written permission: (a) on-site housing production in connection with residential projects, (b) the purchase of an existing market-rate home at another location in the community and its conversion to an affordable price-restricted home in accordance with COAH’s criteria, regulations and policies, (c) participation in gut rehabilitation and/or buy-down/write-down, buy-down/ rent-down programs, and/or (d) the payment of a fee in lieu of construction, the amount of which shall be negotiated with the City. Evidence of compliance shall be produced to the Land Use Board at the time of the filing of an application for final approval and shall be a condition of all “completeness” determinations. Thereafter, evidence of satisfaction of affordable housing compliance shall be an automatic condition of all approvals that must be satisfied prior to the issuance of the project’s first building permit.

D. Low and Moderate Income Split and Compliance with COAH’s Rules. The affordable unit(s) to be produced pursuant to Paragraphs A, B and C (above) shall be available to a low income individual or household should only one affordable unit be required. Thereafter, each of the units shall be split evenly between low and moderate income individuals and households except in the event of an odd number in which event the unit shall be a low income unit. All affordable units shall strictly comply with COAH’s Rules and policies including, but not limited to, phasing, bedroom distribution, controls on affordability, range of affordability, affirmative marketing, income qualification, etc. It shall be the developer’s responsibility, at its cost and expense, to arrange for a COAH and City approved qualification service to ensure full COAH compliance and file such certifications, reports and/or monitoring forms as may be required by COAH or the Court to verify COAH compliance of each affordable unit.
PAVEMENT RESTORATION DETAIL

6" THICK DENSE GRADED aggregate
WELL PREPARED SUBGRADE
2" 3% FA-B-2C-1
4" BITUMINOUS STABILIZED BASE COURSE MIX 1-2

Mix 1-5

N.T.S (PV-4)
Concrete pad on grade but below breakaway.

If curb is not present, then provide 3 x 3.

NOTES:

- Standard M.T. No. 6 plain end branch.
- Hydrant valve anchoring tee.
- Thrust block.
- Cast clamps.
- 6" mechanical joint gate valve.
- 2 piece, 1/4" shaft inclusion.
- Buffalo trip valve box.

FIRE HYDRANT DETAIL

Drain holes shall be at least 6' above
for drain gravel to
8 cubic feet of gravel.

(See thrust block detail)

Break off section
of Kennedy quadrant.

Flyzur pressure convetion
4 x 2 hose connections.

1/2" - 2-1/2" hose box.

Prepare for installation
receipt 2 copies of blueprints

Mechanical joint:
- 2-1/2" NPT above metal
- 1/2" NPT below metal.

2-1/2" NPT above metal.

Prepare for installation
receipt 2 copies of blueprints

Mechanical joint:
- 2-1/2" NPT above metal
- 1/2" NPT below metal.

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Mechanical joint:
- 2-1/2" NPT above metal
- 1/2" NPT below metal.
N. T. S.

WATER SERVICE CONNECTION DETAIL

Water services. All existing service are to be included in the unit cost for

1. Curb box to be: Mueller H-10314 curb box with 82864 rod

NOTES

Connection: Copper flare outlet bend
(3/4" - 2" or equal with
3/4" Min. Type K Copper
Mueller Corp. Type H 15204)

Service line

4-0" Max. Cover

See note #2

Sidewalk

3-6" Min. Cover

See note 1

2-0"