

TOWNSHIP OF BORDENTOWN

AN ORDINANCE OF THE TOWNSHIP OF BORDENTOWN TO ESTABLISH DESIGN STANDARDS FOR THE LAND-DEVELOPMENT ORDINANCE.

ORDINANCE NO. 2003-23

WHEREAS, the Township Committee of the Township of Bordentown seeks to establish design theme for the corridors of New Jersey State Highway Routes 130 and 206, Farnsworth Avenue and Municipal Drive; and

WHEREAS, the Township Committee of the Township of Bordentown seeks to encourage a desirable visual environment and establish a Township identity within these corridor areas in conformity with the Master Plan.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Bordentown that the Land Development Ordinance will be amended to include the following:

25:521. Architectural Design Guidelines.

The following criteria and guidelines shall be used by all municipal agencies in reviewing applications for site-plan approval that have frontage on New Jersey State Highway Route 130 and 206, Farnsworth Avenue and Municipal Drive. They are intended to provide a framework within which the designer of the site development is free to exercise creativity, invention, and innovation.

New structures, or the renovation of existing structures, may be constructed in any architectural style. However, these buildings should reflect the design trends and concepts of contemporary architecture yet remain compatible with the historic character of the Greater Bordentown area and Burlington County. To establish a municipal identity and provide a desirable visual environment, Federal, Greek, Revival, Italianate, Second Empire, Queen Anne, Victorian, or Colonial Revival styles shall be encouraged. These styles reflect the historic context of the region. All new development in the corridors shall, to the greatest extent possible, incorporate design features inspired by and compatible with the aforementioned architectural styles. Building size and scale, roof shapes, facade rhythm and proportions shall be designed to avoid long uninterrupted expanses of flat walls or roofs. Long buildings should be visually divided into smaller increments: Building-wall offsets measuring a minimum of four (4') feet shall be provided at a maximum spacing of fifty (50') feet along any building wall of seventy-five (75') feet or greater to provide architectural interest and variety and relieve the negative visual effect of a single, long wall. Roof line offsets shall be provided along any roof measuring longer than seventy-five (75') feet in length, in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long roof.

Illustrative architectural renderings shall be submitted as part of any site-plan application. These renderings shall be considered part of any approvals granted and shall not be substantially changed.

When facades of a building other than the primary facade face public streets, pedestrian walkways, and adjacent residential neighborhoods, such facades shall include architectural elements consistent with the primary facade, such as window treatment, design details, and materials.

All buildings, light fixtures, fences, walls, outdoor furniture, site amenities, and landscape improvements shall be architecturally consistent with the style of the proposed building. Preference shall be given to lighting and landscape designs that incorporate pedestrian amenities (sidewalk materials, crosswalks, street furniture, etc.) reminiscent of and complimentary to the preferred historic architectural styles. Installation of enhanced landscaped berms, buffers, and plantings are preferred to screen-parking areas. To the greatest extent possible, parking along the corridor should be located to the rear of new buildings and designed to reduce the visual impact of great expanses of parking.

25:804.B.17 [New text is underlined.]

Size, height and location of all proposed buildings, structures, signs, and lighting facilities. Architectural drawings and elevations of any proposed buildings shall be included with the application.

George Chidley, Mayor

Colleen Eckert, Township Clerk