

**ORDINANCE #23-24**

**ORDINANCE OF THE BOROUGH OF BROOKLAWN,  
COUNTY OF CAMDEN, STATE OF NEW JERSEY  
AMENDING ARTICLE VI., DESIGN STANDARDS, IN  
CHAPTER 151, LAND USE, IN THE CODE OF THE  
BOROUGH OF BROOKLAWN**

**BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Brooklawn, County of Camden, and State of New Jersey that Article VI., Design Standards, in Chapter 151, Land Use, is hereby amended in the Code of the Borough of Brooklawn, as follows:

**ARTICLE I.            ARTICLE VI.            SECTION 151-38            Sidewalks; Overlay for  
Redevelopment Zone.**

A.       Sidewalks along all streets are not required, but they shall be installed at the direction of the approving authority's discretion, depending on the probable volume of pedestrian traffic, the street classification in instances where streets are involved, school bus stops, the development's location in relation to other populated areas and the general type of improvement intended. Construction of sidewalks will be required at the discretion of the Planning and Zoning Board as condition of approval for minor and major site plans and minor and major subdivisions. Where required, sidewalks shall be at least 4 feet wide and located as approved by the approving authority. Sidewalks shall be at least 4 inches thick, except at points of vehicular crossing where they shall be at least 6 inches thick, of Class "C" concrete having a 28-day compressive strength of 4,000 pounds per square inch, and shall be air-entrained.

(1) In Block 105, Lot 2 of the Brooklawn Redevelopment Area, there shall be no requirement for sidewalks to be installed from the most northerly driveway 'B' to the south along Community Road, along Crescent Boulevard (N.J.S.H. Route 130) and along Christiana Street.

B. Sidewalks as required herein shall, where adjoining existing sidewalks, be so designed as to match alignment and grade of the adjoining sidewalks.

**ARTICLE II.            ARTICLE VI.            SECTION 151-39            Sight Triangles; Overlay for Redevelopment Zone.**

A. Sight triangles shall be required at each quadrant of an intersection of streets, or streets and driveways, involving collector and arterial streets in the Borough. The classification of existing and proposed streets shall be designated by the Borough Engineer. The area within sight triangles shall either be dedicated as part of the street right-of-way or maintained as part of the lot adjoining the street set aside on a subdivision or site plan as a site triangle easement.

(1) In Block 105, Lot 2 of the Brooklawn Redevelopment Area, sight triangles 110 feet + looking left and 185 feet + looking right at proposed driveway 'A' and 200 feet + looking left and 85 feet + looking right at proposed driveway 'B' are permitted

B. At the intersection or interception of 2 or more streets, no hedge, fence or wall, nor any obstruction to vision, shall be permitted within the triangular area formed by the intersecting street lines and a straight line joining said street lines at points which are 25 feet diameter from the point of intersection, measured along said street lines.

**ARTICLE III.**

**ARTICLE VI.**

**SECTION 151-40**

**Grading; Overlay for  
Redevelopment Zone.**

As a means of providing proper storm water runoff, maintenance of grass areas and general safety on the site, the following standards shall prevail with regard to all surface slopes on the site:

A. The minimum gradient along all driveways on the site shall be 1%, and where necessary to achieve this, storm inlets and catch basins shall be provided. On grass areas in sandy soils the minimum gradient shall be 1 1/2%, but in clay soils, the minimum shall be 2%. Terraces or embankments shall be no steeper than one foot vertical to three feet horizontal for proper maintenance and to prevent soil erosion.

(1) In Block 105, Lot 2 of the Brooklawn Redevelopment Area, the minimum gradient along all driveways on the site shall be 0.75%. and on grass areas the minimum gradient shall be 1%.

B. Retained in its entirety.

C. Grading between site property lines and the top of curb in all public streets abutting the site shall be a minimum of 1/4 inch per foot and a maximum of 1/2 inch per foot.

(1) In Block 105, Lot 2 of the Brooklawn Redevelopment Area, grading between the site property lines and the top of curb, in all public streets abutting the site, shall be a minimum of 1/4 inch per foot and a maximum of 3 inches per foot.

D. The general grade sloping away from all buildings for a distance of at least 50 feet from the building shall be not less than 2%, including the main entrance walk.

(1) In Block 105, Lot 2 of the Brooklawn Redevelopment Area, the general grade sloping away from all buildings for a distance of at least 50 feet from the building, shall not be less than 0.75%, including the main entrance walk.

E. Retained in its entirety.

**ARTICLE IV.      ARTICLE VI.      SECTION 151-45      Curbing and Paving;  
Overlay for  
Redevelopment Zone.**

A. Retained in its entirety.

B. Paving.

(1) Retained in its entirety.

(2) The subbase shall be six inches in depth after compaction, composed of gravel, slag or other materials approved by the Borough Engineer, provided that said Engineer may require the subbase to be Type II, Class B where, in his opinion, the subgrade is unstable, or he may require the subbase to be underdrained.

(a) In Block 105, Lot 2 of the Brooklawn Redevelopment Area, the Permit Pavement Reinforcing Geogrid beneath a subbase shall be 6 inches in depth after compaction, composed of virgin Dense Graded Aggregate Subbase, or Type 2A Crushed Stone.

(3) Base course shall be five inches of bituminous Type II stabilized Class B, as approved by the Borough Engineer.

(a) In Block 105, Lot 2 of the Brooklawn Redevelopment Area, a Base Course of 4 inches of Hot Mix Asphalt Type 25M64 is permitted.

(4) Surface Course shall be 2 1/2 inches of FABC-2 for residential streets, and for commercial streets the thickness shall be three inches of FABC-2.

(a) In Block 105, Lot 2 of the Brooklawn Redevelopment Area, a Surface Course of 2 inches of Hot Mix Asphalt Type 9.5M64 is permitted.

(5) Retained in its entirety.

**ARTICLE V.**

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

**ARTICLE VI.**

This Ordinance shall take effect upon passage and publication according to law.

**THE BOROUGH OF BROOKLAWN**

**BY: \_\_\_\_\_**  
**JERRY D. GRANSTROM, MAYOR**

**ATTEST:**

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RYAN GILES, BOROUGH CLERK**

The foregoing ordinance was introduced by Mayor and Council at the regular meeting held on September 16, 2024. This Ordinance will be considered for adoption on final reading and public hearing to be held on October 21, 2024 at 6:30 p.m. in the Council Meeting Room, Brooklawn Borough Hall, 301 Christiana Street, Brooklawn, New Jersey.

The purpose of this Ordinance is to create an overlay zone for Block 105, Lot 2 of the Brooklawn Redevelopment Area only, consistent with the Redevelopment Plan for the Brooklawn Redevelopment Area in the Borough of Brooklawn. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Thursday (Legal Holidays excluded), at the Office of the Borough Clerk, Brooklawn Borough Hall, 301 Christiana Street, Brooklawn, New Jersey.