

Bernardsville Ordinance Requirements relative to Driveways.

In most cases, driveways are included on the Lot Development Plan and reviewed as part of the overall review for a new home, addition or alteration. However, for those instances where a driveway alteration is proposed by itself, the summary of applicable ordinances below should assist in planning and design:

Driveway Setbacks: Once the driveway leaves the street Right-Of-Way, the minimum setback from adjacent properties is 10' in the R-1-10, R-1, R-1A, R-2 & R-3 zones, and 8' in the R-4 zone.

Minimum Requirements, based on length of driveway (50' threshold and 200' threshold):

12-23.3 Driveways. To facilitate access by fire engines all driveways must meet the following standards:

- a. To permit turnaround, driveways of 200' or more in length (from street to principal structure) shall provide either a K-turn with at least 50' depth, at 14' improved width, and at least 45' centerline radius, or a loop of at least 14' improved width and at least 45' centerline radius, or other equivalent facilities approved by the Fire Prevention Bureau, within 200' of the principal structure.
- b. For driveways longer than 50' (from street to principal structure), horizontal curves shall have a centerline radius of at least 45' and improved width of at least 14', and the remainder of the driveway shall have an unobstructed width of at least 12' (for instance, at gates).
- c. At the intersection of a driveway longer than 50' (from street to principal structure) with the street, the first 30' of the driveway shall not have a change in slope in excess of 15% percent inclusive of the crown of the road. All angles between the driveway centerline and the street shall be 60° degrees or more.

Slope Disturbance: Disturbance of land containing slopes over 15% shall be limited as per the following, based on 10' contour intervals (those resulting in the greatest slope), as shown on a grading plan.

Based on the above, below is a sample format for a slope analysis:

Slope Category	Portion of Lot In Category	Max. Permitted Disturbance In/of Category	Proposed Disturbance In Category
15-24.99%	(? SF)	Greater of 1,000 SF or 20% (? SF)	(? SF)/ ? %
25-29.99%	NA	500 SF	(? SF)
30% or greater	NA	250 SF	(? SF)

Stormwater: See attachment for dry-well standards, if increase of impervious area exceeds 1,000 SF & if run-off cannot be routed into an adequate storm sewer. See ordinance sections 12-29; 14-2.1 / 2.2 / 2.4 for more detailed information.

Impervious Area: Per 12-23.19, the maximum impervious area on a lot may not exceed 1.5 times the floor area permitted for the lot, plus a driveway allowance of 14' times the existing or proposed front setback. Therefore, maximum floor area must be calculated, per table below, and same multiplied by 1.5.

Lot area in square feet		Floor area allowed in square feet			
At least	but less than	is	plus	of excess over	
0	5,000	0	50%	0	
5,000	10,000	2,500	14%	5,000	
10,000	20,000	3,200	10%	10,000	
20,000	50,000	4,200	6%	20,000	
50,000	150,000	6,000	4%	50,000	

150,000

unlimited

10,000

3%

150,000

Tree Removal: In any 1 calendar year, the removal of 3 trees with a DBH of between 4" and 10" from a residential lot of 3 acres or less; or 5 such trees from a residential lot of greater than 3 acres. No tree with a DBH of greater than 10" may be removed without first obtaining a tree removal permit in accordance with this chapter. Otherwise, see the Clerk's Office for a Tree Removal Permit. See Ordinance Chapter XIII.

State DEP regulations: Like any construction, NJ DEP regulations regarding flood plains, stream buffers and wetlands could apply. The Building Dept. has a standard form of Notice/Certification for use by property owner, indicated that they understand the regulations and take responsibility for same.

Street Opening: If a new "curb cut", a road opening permit may be required. Speak with the Public Works Manager.