

ORDINANCE 14 - 2021

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH
OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY,
AUTHORIZING ADOPTION OF REVISED CHAPTER 17, ARTICLE VII, DESIGN
STANDARDS FOR DEVELOPMENT, TO CREATE AESTHETIC DESIGN
STANDARDS APPLICABLE TO ALL SITE PLAN APPLICATIONS**

WHEREAS, the Borough of Mount Arlington is a historic lake community located along the shores of Lake Hopatcong, and has a rich history of unique architectural styles and designs; and

WHEREAS, the architectural style attributable to historic resorts and residences in the Borough can be categorized as "Lakeside Resort" architecture; and

WHEREAS, the Mayor and Council of the Borough of Mount Arlington wish to require commercial development, and encourage residential development, to incorporate Lakeside Resort architecture into their building, landscaping and site plan designs; and

WHEREAS, N.J.S.A. 40:55D-2 establishes the purposes of the Municipal Land Use Law, including among other things "to promote a desirable visual environment through creative development techniques and good civic design and arrangement"; and

WHEREAS, Chapter 17, Article VII, Design Standards for Development of the Borough's Code, identifies standards for site plan and subdivision design within the Borough, and these standards would be improved by the addition of aesthetic design standards for buildings, all as set forth herein.

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Mount Arlington, in the County of Morris, State of New Jersey, that a new subsection of Chapter 17, Article VII, entitled Aesthetic Design Standards, be established, a copy of which is attached hereto as Exhibit A, and which, upon adoption, shall be included within Borough Code Chapter 17, Article VII, Design Standards for Development.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, introduced on October 5, 2021 and will be further considered after a Public Hearing held on November 9, 2021 at the Municipal Building at 7:00 p.m.

INTRODUCED: October 5, 2021

ADOPTED: November 9, 2021

ATTEST:

BOROUGH OF MOUNT ARLINGTON
COUNTY OF MORRIS
STATE OF NEW JERSEY



Matthew N. Bansch
Borough Clerk



Michael Stanzilis, Mayor
Borough of Mount Arlington

EXHIBIT A

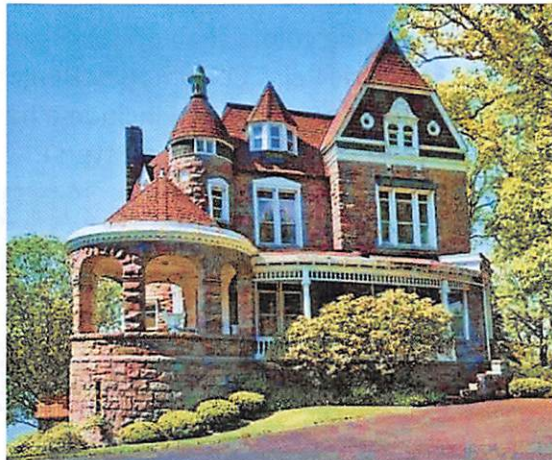
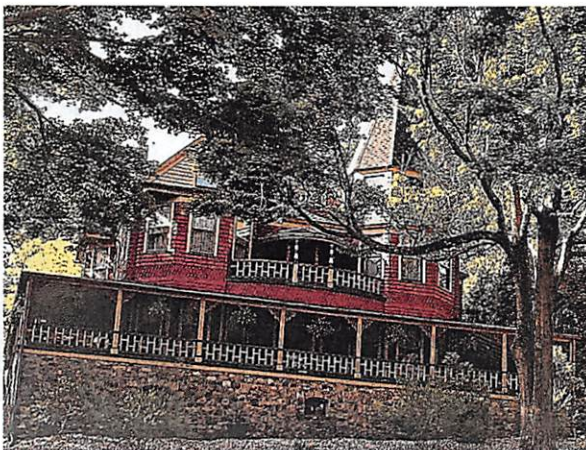
Aesthetic Design Standards

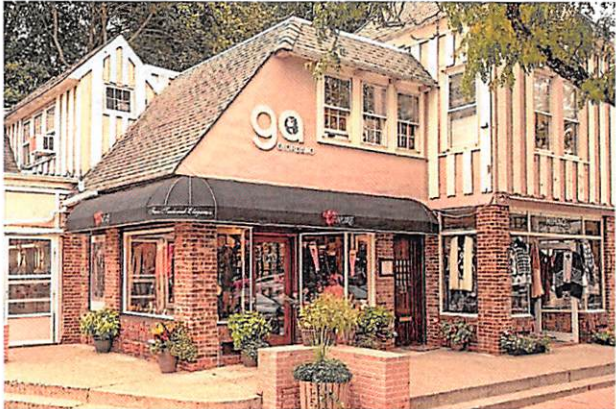
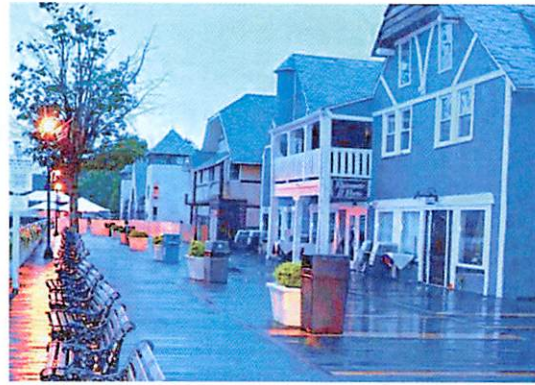
§ 17-24.10 Aesthetic Design Standards

a. Aesthetic design standards shall apply to all minor, preliminary and final major site plans.

(1) Architectural and building attributes.

- (a) Buildings shall be designed to evoke the architectural attributes of “Lakeside Resort” architecture and/or existing architecturally significant buildings in the Borough.
- (b) The building mass, footprint and architecture shall be designed to create an attractive visual presence at a pedestrian scale. All sides of a building visible from a street or parking area shall be “finished” with architectural features.
- (c) The following photographs of buildings in the Borough, around Lake Hopatcong, and the area, represent architectural and design elements that are desired in the Borough:





(d) Building materials and colors:

- [i] All building materials and colors used on the exterior of a building shall be compatible with its overall design. Wood clapboard, or manufactured equivalent, is recommended. Natural wood or cedar shake siding is also recommended. Natural or cultured stone is recommended as a primary accent material especially for building foundations, decorative piers and columns. Textured wood siding is recommended. Textured vinyl, cement fiber materials and brick are permitted. Aluminum siding, non-decorative concrete block and other similar materials are prohibited. Stucco or stucco like products may be used only as an accent material and not encompass more than 40 percent of the wall surface.
- [ii] Building colors shall utilize historic paint color palettes, such as Sherwin-Williams Historic Paint Collection or Benjamin Moore's Historical Collection (shown below). Building colors shall include a base color, complementary trim colors, and accent colors for doors and shutters.



- [iii]** Buildings with multiple storefronts shall include variations in roofline and building height to define the individual stores within a building block.
- [iv]** Buildings with multiple storefronts shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage and lighting fixtures on all storefronts.
- [v]** Changes in building material should occur at a logical place such as a change in building mass, roof or an inside corner.

(e) Building walls.

- [i]** Blank, windowless walls are discouraged. The façade shall be broken up into sections or bays to provide variety and interest. Columns, recesses and variations in the rooflines shall be used to break up the wall of the building into smaller sections. Variations in buildings, materials, patterns and colors shall also be used to differentiate the building wall. Landscaping may also be used to break up a wall area; however, building material variations should be the primary method for adding interest to the building.
- [ii]** Building facades shall provide unified design with a clearly defined building entrance. Recessed entrances are encouraged similar to those on older commercial buildings. Columns, awnings, canopies and pilasters can be used to define the entryway. Doors and window trim shall be used to highlight these features.
- [iii]** The architectural treatment of the front façade shall continue around all visible exposed sides of the building. Each façade of a building shall be consistent in style, materials, colors and details. Buildings shall have a defined base and cap. The base may align with the windowsill level of the first floor, the foundation edge, or the ground with foundation plantings. The cap of the building includes the building cornice, parapet or eaves at the top of the building wall.

(f) Roofs and roof material.

- [i]** Roofs shall be designed to reflect the style of the existing historic structures in terms of pitch and material. They shall be compatible with the building's architecture and complementary to adjoining structures. Roof offsets, dormers and gables are encouraged. Architectural embellishments including towers, cupolas, chimneys, dormers and cross gables can be used to break up large roof masses and add visual interest.
- [ii]** Roofs shall be designed to screen any proposed rooftop service equipment.
- [iii]** Roof materials for visible roofs shall include textured asphalt shingles, slate, slate-like tiles or wood shingles in tones compatible with the architecture of the building.

(g) Windows.

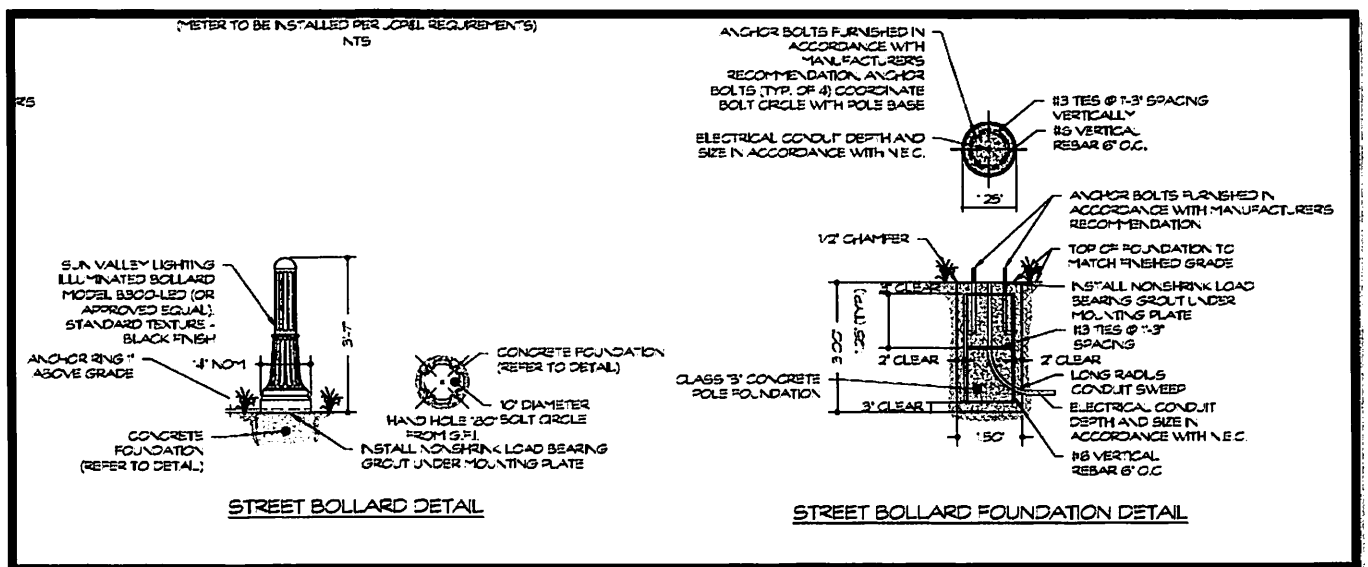
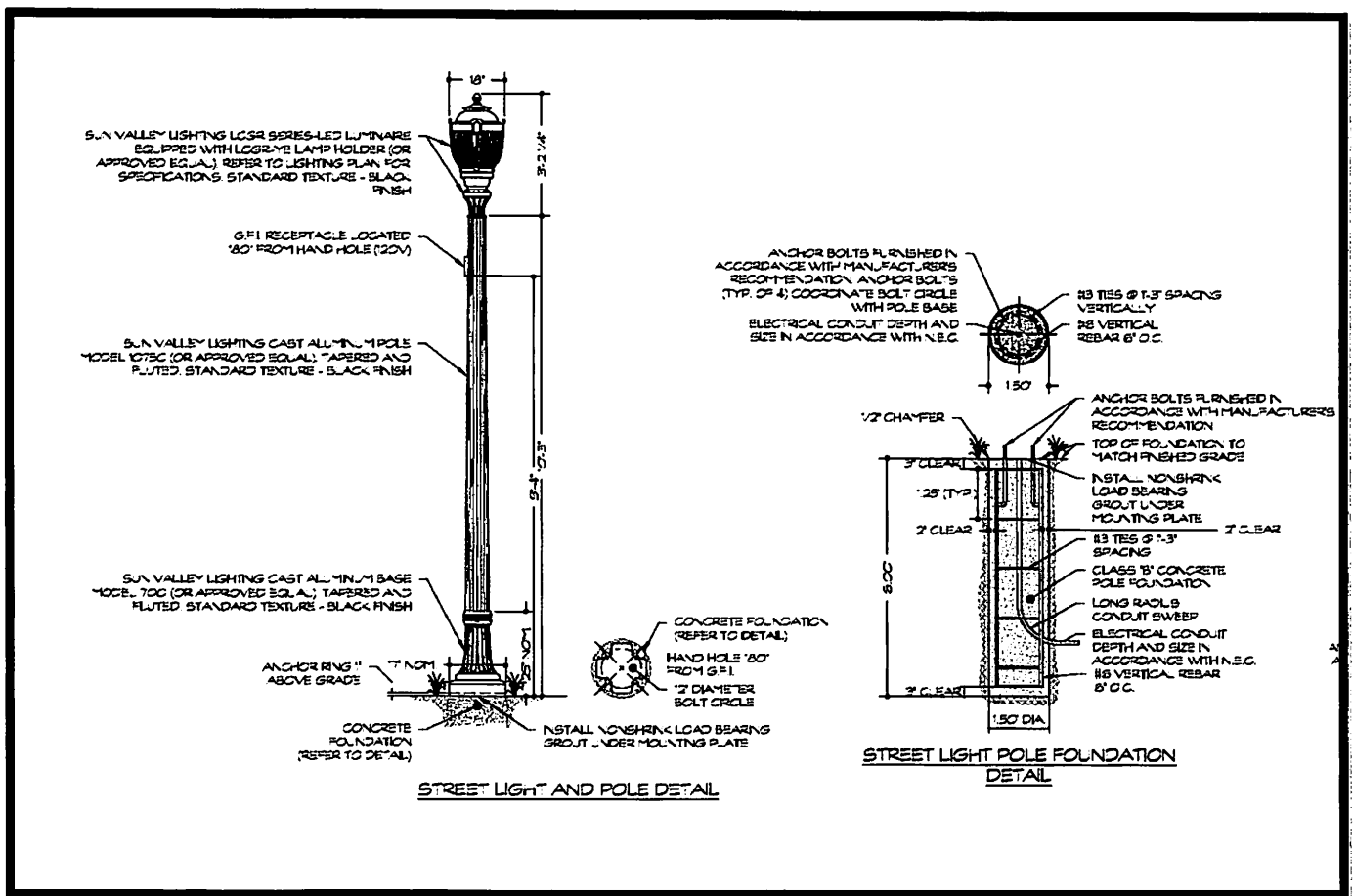
- (i) The first-floor windows of commercial uses shall be transparent to encourage pedestrian activity. A minimum of 50% of the front façade shall be transparent. On corner lots each façade facing the street shall be 50% transparent respectively. On the upper floors a minimum of 30% of the front facade shall be transparent or glazed.
 - (ii) Windows arrangement shall be in a unified pattern with windows in the upper level vertically aligned with windows and doors on the ground level. The window locations and rooflines shall be compatible with adjoining building bays and adjacent buildings.
- (h) Building location and orientation.
 - (i) The buildings shall be located to front towards and relate to public streets, both functionally and visually.
 - (ii) In a multiple building development, the buildings shall be organized, to the extent possible, around features such as courtyards, quadrangles and alleys, which encourage pedestrian activity and incidental social interaction among users. Smaller, individualized groupings of buildings are encouraged.
- (i) Service equipment.
 - (i) All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from public view using walls, roof elements or other such screening devices, designed to be architecturally compatible with the building's style, materials, colors and details.
 - (ii) In buildings requiring a second means of egress pursuant to Uniform Construction Code, internal stairs or other routes of egress are preferred. Only in exceptional circumstances shall an attached external fire escape be permitted as one of the required means of egress and only if located, on a building's rear or side elevation.
- (j) Outdoor seating and displays.
 - (i) Outdoor seating, where permitted, may be located on sidewalks, plazas, and courtyards, provided pedestrian circulation or access to store entrances are not impaired.
 - (ii) Removable enclosures are encouraged and should be used as a way of defining the area occupied by the outdoor seating. Extended cloth or canvas awnings, colorful canopies or large umbrellas are also recommended as a way to define an outdoor seating area.
 - (iii) Sidewalk displays, limited to the premises from which items are being sold, are permitted directly in front of the establishment along the sidewalk, provided at least six feet (6ft) of clearance is maintained at the storefront entrance and at least four (4 ft) feet of sidewalk is maintained for pedestrians.

(k) Awnings.

- [i]** Fixed or retractable awnings are permitted at ground floor level and on upper levels where appropriate. Awnings should be compatible to the building's architectural style in terms of color, materials and style and should not conceal architectural features on the building such as decorative columns, pilasters, cornices or decorative details. They should be designed so as not to impair façade composition and to work within the building façade's subdivision.
- [ii]** Canvas or metal awnings are preferred, although other waterproofed fabrics or materials may be considered. Solid or striped patterns are preferred. Colors of awnings shall be compatible with building and sign colors.
- [iii]** In a building with multiple storefronts, compatible awnings with similar styles or colors should be used as a means of unifying the structure.

(2) Lighting.

- (a)** Street lighting is required along street frontages. Street lighting and streetscape amenities shall match the standards of the Borough Code and blend with the architectural style of the community. See details below.
- (b)** A lighting plan providing a maximum of 0.5 foot-candle for streets, sidewalks and parking areas shall be provided, consistent with the Borough Lighting Standards in §17-24.3(l).
- (c)** Lighting shall be shielded to prevent glare and off-site light pollution.
- (d)** The use of creative lighting schemes to highlight building facades and related areas of a site is encouraged.



LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	TIES	LUMENS	LLF	WATTS
•	B	10	SUN VALLEY BOLLARD B300-LED W/ 2-LED	B300-LED W/ 2-LED W/ 19A 5" POWER ARRAY WITH OPAL ACRYLIC LENS	20 LAMP LUMENS AT 85°C	3300-LED W/ 2-LED W/ 19A 5"	ABSOLUTE	0.8'	25.40
⊙	A	8	SUN VALLEY LED-DRY BOLLARD W/ 525 POST 120 ACROSS 8" POST & PRISMATIC GLASS REFLECTOR	LED-DRY BOLLARD W/ 525 POST 120 ACROSS 8" POST & PRISMATIC GLASS REFLECTOR	30 LED VERTICAL POWER ARRAY WITH CLEAR PATTERED LENS 525 MA DRIFT CURRENT - 58 INCH WATTS	LED-DRY 3-LED W/ 525 525 MA	ABSOLUTE	0.8'	50

(3) Landscaping. The landscaping provided should be complementary to the building and accentuate its important features. Plants shall be chosen for year-round interest including color, flowers or other similar elements. Native plants should be used wherever possible.

- (a)** Existing healthy and mature trees should be retained and incorporated into the landscape plan wherever possible.
- (b)** The landscaping shall be integrated with other site design features such as walkways, paths, gazebos, fountains, street furniture and public art.
- (c)** The use of planters, window flower boxes and hanging baskets is encouraged to provide seasonal color.
- (d)** Street trees, a minimum of 2.5-inches caliper at the time of planting, shall be planted along street frontages. The bottom branches shall be trimmed to a minimum of seven feet (7ft) from the ground to allow pedestrian passage. Tree spacing shall be generally 35-40 feet apart with variation for driveways, lighting and other streetscape features.
- (e)** Parking lots shall be suitably landscaped to provide shade and visual relief. At least one shade tree a minimum of 2.5 inches caliper in size shall be provided for every 10 parking spaces in the parking lot.
- (f)** The perimeter edge of the parking lot shall be planted with evergreen hedges, shade trees, shrubs related ground covers. Ornamental trees should be provided throughout the development, particularly at key locations such as site entrances and along existing roadway frontages.
- (g)** Hedges, shrubs, and ground cover shall be used to define space and provide privacy. Foundation plantings should include evergreen and deciduous shrubs.
- (h)** All landscaping shall have a two-year maintenance guarantee. If any planting material dies within two years of planting, it shall be replaced the following planting season.

(4) Buffer and screening requirements.

- (a)** The applicant shall buffer or screen property lines adjacent to existing residential properties.
- (b)** The buffer shall be planted with a mix of evergreen and deciduous trees and shrubs to provide a year-round natural looking screen.
- (c)** Fences and walls shall not exceed six (6) feet in height above ground level.
- (d)** The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.
- (e)** Dumpsters must be fully screened from view with a screening fence or wall.

(5) Pedestrian and bicycle access and circulation.

- (a)** Sidewalks must be provided along all street frontages and must be a minimum of six (6) feet wide (including a two-foot paver strip) on Howard Boulevard and a minimum of four (4) feet wide on other street frontages to provide safe and convenient movement for pedestrians. Below is an example of pedestrian space.



- [i]** Pedestrian-only walkways along building frontages must be at least six feet (6') wide. Other sidewalk areas must be at least four (4) feet in width to provide for the safe and convenient movement of pedestrians.
- [ii]** All building entrances must provide pedestrian access to adjacent streets and parking areas.
- [iii]** Crosswalks shall be provided to connect sidewalks and pedestrian areas. Crosswalks shall be constructed according to requirements as defined in § 17-22.8. The Land Use Board may require brick crosswalks to be installed if it deems them necessary for pedestrian safety and to improve the visual appearance of the area.
- (b)** Bicycle access and parking should be considered as part of the development. At least one bike rack capable of holding at least three (3) bicycles should be provided per parking area.
- (c)** Electric vehicle charging stations should be provided as required in parking areas to promote maximum usage while minimizing interference with parking and circulation.