

SUBCHAPTER 10 VISUAL, HISTORIC AND NATURAL QUALITY IMPACT

7:45-10.1 Submission requirements

- (a) The following shall be submitted to the Commission for review of the visual, historic and natural quality impact of all projects:
1. A plan showing the location, type and size or dimension of existing trees with a diameter at breast height of 12” or greater, rock masses, and all other natural and man-made features, with designation of the features that will be retained in the completed development.
 2. A drawing of the structure(s) specifying color and type of surface materials, and showing all elevations visible from the Park.
 3. A photograph of each of the existing structure(s) and a drawing showing details of proposed alterations, including notation of colors and materials to be used.
 4. A site plan to scale showing the location, dimensions, and arrangements of all open space and yards, type of paving materials, methods to be employed for visual screening, and proposed grades.
 5. Survey of the property.
 6. For private projects within the Park, a copy of a lease agreement application to the New Jersey Water Supply Authority.

7:45-10.2 General standards of review for visual, historic and natural quality impact

- (a) The Commission shall review all projects in Zone A to determine if the project is in accord with the goals for the Park as defined in the Park’s Master Plan. The visual, historic and natural quality impact review is intended to assure that development within Zone A is not harmful to the character of the environmental types identified in the Master Plan as comprising the Park. The environmental types are based upon the character of the section of the Park and its adjoining corridor. The six environmental types are:
1. Natural: Sign of human impact are non-existent or slight;
 2. Rural: Natural conditions dominate but unobtrusive signs of human impact exist;
 3. Suburban: A dominant feeling of open space, but that space is chiefly defined by structures;
 4. Urban: Enclosure by dense development;
 5. Transportation: Park squeezed between roads, railroads, and river or stream; and
 6. Special Node: Small areas with unique characteristics.

7:45-10.3 Review of visual, historic and natural quality impact of projects within Zone A

- (a) Major projects are discouraged from those portions of Zone A that comprise the Natural, Rural, Transportation, and Special Node Environments of the Park. Where major projects are proposed for the above-cited Review Zone environments, the Commission shall not grant approval unless specific compensatory measures that mitigate the project’s potential for harmful impact on the Park are provided. Examples of such compensatory measures might include, but are not limited to:
1. Increased setback distances from the Park;
 2. At least 40 percent of the total project site be made available for open space for recreation or conservation purposes, and location of that open space be as near the Park as possible;
 3. Extensive landscape development;
 4. Development of circulation patterns that direct traffic away from the Park;
 5. Noise abatement measures;
 6. Improvements to adjoining portions of the Park;

7. Signs or other means of interpreting any historic structures or districts relating to the site.
- (b) For minor projects proposed to be located in those portions of Zone A that comprise the Natural, Rural, Transportation, and Special Node Environments of the Park, the Commission may require specific compensatory measures in order to mitigate the project's potential for harmful impact may be required as a condition of approval.

7:45-10.4 Design standards for review of visual, historic and natural quality impact

- (a) Except as provided in N.J.A.C. 7:45-10.3 major and minor projects in Zone A shall be set back from the Park sufficiently far so that the winter visual and natural quality of the Park is not adversely affected. The following setbacks, all of which are from the nearest boundary of the Park are required unless the Commission approves an alternative:
1. In urban environments there are no minimum setbacks except as may be prescribed by municipal ordinances.
 2. In suburban and transportation environments all structures shall be located 200 feet or more from the Park.
 3. In natural and rural environments all structures shall be located 250 feet or more from the Park.
 4. In any area where existing vegetation does not provide adequate winter screening, the project shall include landscaping, or a greater setback, or both, to protect the Park's visual environment.
- (b) Major and minor projects in Zone A shall maintain a reasonable height and scale relationship to nearby structures or vegetation. The following standards will be required:
1. For urban environments, the height of structures may vary according to the height of existing structures that have a visual relationship to the proposed structure.
 2. For all other environments, structures shall be limited to a height of 40 feet above existing grade where existing vegetation does not provide adequate winter screening.
- (c) For major and minor projects in Zone A, the exterior appearances of a project shall be in keeping with the character of the Park's individual environments. The following standards shall apply to the design of the exterior appearance of major and minor projects in Zone A:
1. Colors used shall harmonize with the man-made or natural surroundings of the project and shall be typical of colors found in the Park environment.
 2. Building materials and texture shall harmonize with the surrounding man-made and natural materials.
- (d) For major and minor projects in Zone A, other visual, historic and natural quality impact standards are as follows:
1. Electric, telephone, cable television, and other such lines and equipment shall be underground or otherwise not visible from the Park. Waivers may be requested from the Commission for aboveground terminals, transformers, and similar facilities, and for the extension of service in an existing development.
 2. Exposed storage areas, out-buildings, exposed machinery service areas, parking lots, loading areas, utility buildings, and similar ancillary areas and structures shall either be completely concealed from view from the Park or designed to minimize their visual impact on the Park.
 3. No commercial signs or outdoor advertising structures in excess of eighty square feet surface area shall be visible from the Park.
 4. All commercial signs and outdoor advertising structures in excess of six square feet surface area shall comply with the following standards:

- i. In urban, suburban and transportation environments, no freestanding signs shall be erected within 200 feet of the Park boundary;
 - ii. In natural or rural environments, no sign shall be visible from the Park;
 - iii. No signs or other advertising device of any size with moving or moveable parts or with flashing, animated, or intermittent illumination shall be visible anywhere within the Park;
 - iv. For urban environments, no freestanding sign or other advertising devices or parts thereof visible from the Park shall be more than 100 feet above ground level; and
 - v. For suburban and transportation environments, no freestanding signs or other advertising devices or parts thereof visible from the Park shall be more than 40 feet above ground level.
5. Wherever possible, natural terrains, soils, stones, and vegetation should be preserved. New vegetation, stones, and soils should be native to the environment in which they are placed.
6. Projects that are located in any officially designated Federal, State or local historic district or site shall be assessed for their impact upon that district or site. Recommendations to avoid, minimize, and/or mitigate the impacts of a project on a listed property shall be made in consultation with the New Jersey Historic Preservation Office and based upon the United States Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, available at <http://www.nps.gov/history/hps/tps/standguide/>, as supplemented or amended, and incorporated herein by reference, in accordance with N.J.A.C. 7:4-8 of the New Jersey Register of Historic Places Rules. Commission staff will consult with the New Jersey Historic Preservation Office, as needed.

