ORDINANCE 2026:03

Notice is hereby given that the ordinance identified as herein after set forth was passed and adopted on second and final reading after a public hearing thereon, at the meeting of the Somerdale Borough Council held on April 8, 2026. A copy of the ordinance is available at Borough Hall, 105 Kennedy Boulevard, Somerdale.

AN ORDINANCE AMENDING §162-78.1 LIGHTING OF THE SOMERDALE CODE

:BE IT **ORDAINED** by Mayor and Council of the Borough of Somerdale, County of Camden, State of New Jersey that the existing §162-78.1 Lighting of the Somerdale Code be and is repealed and replaced with the attached new §162-78.1 Lighting, incorporated and made part hereof.

This ordinance shall become effective as provided by law.

Introduced: March 11, 2026

Adopted: April 8, 2026

Michele Miller, RMC, Borough Clerk

§ 162-78.1 Lighting.

A. General standards.

(1) Any proposed outdoor lighting shall be shown on the site plan in sufficient detail to allow determination of the effects at the property line, on nearby streets, driveways, residences and overhead sky glow. The objective of these specifications is to minimize glare and undesirable off-site effects.

B. Illumination levels. The maintained footcandles of illumination recommended at ground level are as indicated in the following table:

	Area Classification		
	Commercial	**Intermediate**	**Residential**
Street Hierarchy	**Footcandles**	**Footcandles**	**Footcandles**
Collector	1.2	0.9	0.6
Minor-residential subcoIlector	0.9	0.6	0.4
Local	0.6	0.4	0.4

Parking Illumination (Open Parking Facilities)

	Illumination Objectives		
Level of Activity	**Vehicular Traffic**	**Pedestrian Safety**	**Pedestrian Security**
	Footcandles	**Footcandles**	**Footcandles**
Low	0.5	0.2	0.8
Medium	1	0.6	2
High	2	0.9	4

Pedestrianway Illumination

Walkways and Bikeway Classification	Minimum Average Level		Average Levels for Special Pedestrian Security			
			Mounting Heights 3 to S Meters (9 to 15 feet)		Mounting Heights 5 to 10 Meters (15 to 30 feet)	
	Lux	Footcandles	Lux	Footcandles	Lux	Footcandles
Sidewalks (roadside) and Type A bikeways						
Commercial	IO	0.9	22	2.0	43	4.0
Intermediate	6	0.6	11	1.0	22	2.0
Residential	2	0.2	4	0.4	9	0.8
Walkways distant from roadways and Type B bikeways						
Park walkways and bikeways	5	0.5	6	0.6	11	1.0
Pedestrian tunnels	43	4.0	54	5.0		
Pedestrian overpasses	3	0.3	4	0.4		
Pedestrian stairways	6	0.6	9	0.8		

Type A Bikeway: A strip within or adjacent to a public roadway or shoulder, used for bicycle travel.

Type B Bikeway: An improved strip identified for public bicycle travel and located away from a roadway or its adjacent sidewalk system.

Activity Level:

High: Major cultural or civic events and major regional shopping centers.

Medium: Fast-food facilities, area shopping centers, hospital parking areas, transportation parking areas, cultural, civic or recreational events, and residential complex parking.

Low: Local merchant parking, industrial employee parking, educational facility parking.

C. Luminaries.

(1) Sharp cutoff type luminaries are recommended for the best approach to lighting parking areas and shall be of the type that can be provided with sharp cutoff deflectors or retractors where required to shield light from the luminaire at angles less than the set cutoff degree angle above nadir (from the vertical). The shielding angle shall be selected to minimize discomforting glare to an observer's eyes from the light source at an angle below the set cutoff. Shielding shall also be employed to prevent spill over of undesirable light to adjoining property.

(2) LED lighting shall be utilized.

(3) General illumination of the exterior of buildings, including the roof, is not permitted unless specifical1y approved by the Planning Board. Objectionable spill, to the exterior, of bright and glaring interior building light shall be avoided by the use oflow-brightness lenses on interior lighting.

(4) The lighting plan shall provide for nonglare lights and recessed lenses focused downward in parking areas.

D. Light pollution or light intrusion.

(I} Any outdoor lighting, such as sidewalk illumination, driveways with no adjacent parking, the lighting of signs and permitted ornamental lighting, shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties and traffic safety. The objectives of these specifications are to minimize undesirable off-premises effects. No light shall shine into windows or onto streets and driveways to interfere with or distract drivers. To achieve these requirements, the intensity of such light sources, light shielding and similar characteristics shall be subject to site plan approval.

(2) The maximum cutoff angle shall be used to shield light source glare and unwanted light from adjacent properties and motorists approaching on bounding roads and highways. Light spillage of more than 0.2 footcandles onto adjacent properties shall be prohibited.

(3) Adequate shielding shall be employed to protect properties, streets and highways from the glare of such illumination, including luminaries for illuminating entrances and driveways for parking areas.

E. Mounting height. The maximum mounting height of pole-mounted luminaries shall be 25 feet or the height of the building, whichever is less. In no case shall the standards be less than 12 feet high.

F. Security lighting. All parking areas and walkways thereto and appurtenant passageways and driveways serving commercial, public, office, multiple-family or other uses having common

off-street parking and/or loading areas shall be adequately illuminated for safety and security reasons from sunset to sunrise. Lighting used to illuminate off-street parking and loading areas shall be arranged to reflect the light away from residential premises and public streets.

G. Streetlighting. Plans accompanying all applications for development shall include the location of al1 proposed streetlights of a type supplied by the utility and a type and number approved by the Board and/or Township Engineer. Streetlights shall be provided at the entrance from collector roads, at all major changes in direction in roads, at all intersections and anywhere else deemed necessary for safety reasons.

(I) Streetlighting shall be provided at all street intersections and otherwise at intervals of 200 feet to 250 feet. Lighting shall be placed on one side of the street only.

(2) For normal street usage, a thirty-watt light emitting diode (LED) fixture shall be used. For intersections of minor streets, a forty-five-watt LED fixture shall be used. At the intersection of a minor street and a collector street and an arterial; a ninety-watt LED fixture shall be used.

(3) The maximum mounting height for streetlighting shall be 25 feet.

(4) The installation of streetlighting shall be coordinated with the local utility company.

H. Pedestrian lighting. Pedestrian lighting shaJI be in a height range between one foot and 12 feet high.

L Information to be submitted. The following shall be submitted for review and approval of all lighting systems:

(1) Site plan showing existing and proposed streetlights within 100 feet of the property area to be lighted, location of all poles and luminaries, illumination levels using photometric curve plotting or point-by-point grid showing footcandles of illumination at each point.

(2) Type of luminaries, including manufacturer's data.

(3) Type and wattage of lamp, including manufacturer's data.

(4) Mounting height of luminaire.

(5) Photometric data and isofootcandle curves of the luminaire and lamp proposed. Photometric data shall be from an independent testing laboratory. Photometric curves shall be drawn to the same scale as the site plan scale and shall show maintained foot-candle levels of illumination. The foJlowing shall be included with photometric and luminaire data:

(a) Light source corrections.

(b) Lamp life lumen depreciation factor.

(c) Coefficient of utilization.

(d) Luminaire dirt depreciation factors.

(e) Maintenance factor correction.

(6) Type of pole and manufacturer's data. Applicants are encouraged to use wooden or bronze-colored aluminum poles in keeping with the architecture of the building and surrounding areas.

(7) Pole base and foundation design and details. Anchor bolts shall be in accordance with those recommended by the manufacturer and conform with all state requirements.