

CHAPTER 5

SUBDIVISION REGULATIONS

Authority

N.J.S.A. 13:17-1 et seq., specifically 13:17-6(i).

Source and Effective Date

R.2004 d.76, effective February 17, 2004.
See: 35 N.J.R. 4458(a), 36 N.J.R. 1033(a).

Chapter Expiration Date

Chapter 5, Subdivision Regulations, expires on February 17, 2009.

Chapter Historical Note

Chapter 5, Subdivision Regulations, was adopted as R.1970 d.46, effective May 1, 1970. See: 1 N.J.R. 17(b), 2 N.J.R. 52(a).

Pursuant to Executive Order No. 66(1978), Chapter 5, Subdivision Regulation was readopted by R.1994 d.543, effective November 7, 1994. See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

Pursuant to Executive Order No. 66(1978), Chapter 5, Subdivision Regulations, was readopted as R.1999 d.302, effective September 7, 1999. See: 31 N.J.R. 1167(a), 31 N.J.R. 2627(a).

Chapter 5, Subdivision Regulations, was readopted as R.2003 d.9, effective December 9, 2002. See: 34 N.J.R. 2539(a), 35 N.J.R. 258(a).

Chapter 5, Subdivision Regulations, was repealed and adopted as new rules by R.2005 d.76, effective February 17, 2004. See: Source and Effective Date.

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SUBCHAPTER 1. TITLE

19:5-1.1 Chapter title

This chapter shall be known and may be referred to as the Subdivision Regulations of the Hackensack Meadowlands District (District).

SUBCHAPTER 2. PURPOSE

19:5-2.1 Purpose

(a) This chapter specifies procedures, engineering and planning standards, rules and regulations in accordance with which the New Jersey Meadowlands Commission (NJMC) shall review and approve or disapprove applications for the subdivision of land within the District.

(b) This chapter serves the following purposes:

1. To provide for the comprehensive and orderly development of the District in accordance with the NJMC Master Plan and any applicable redevelopment plans for the District;
2. To provide for adequate drainage facilities and easements;
3. To provide for road improvements and the proper location and width of streets in subdivisions;
4. To provide for public water and sewer systems where necessary to protect public health and to ensure an adequate supply of water;
5. To provide for performance guarantees, maintenance bonds and agreements specifying minimum standards of construction for required improvements; and
6. To provide for the exercise of the powers regarding the review and regulation of subdivisions conferred upon the NJMC by N.J.S.A. 13:17-1 et seq.

SUBCHAPTER 3. DEFINITIONS

19:5-3.1 Words and phrases defined

(a) The words used in this chapter shall be as defined in N.J.A.C. 19:4-2.1, unless otherwise indicated in this section.

(b) The following words and terms, as used in this chapter, shall have the following meanings:

“Arterial street” means any street serving major traffic movements designed primarily as a traffic carrier that is part of a network of through streets, and that provides service and access to abutting properties only as a secondary function.

“Block” means a tract of land bounded by streets, or by a combination of streets, railroad rights-of-way (ROWs), waterways, or adjoining properties.

“Collector street” means any street designed to gather traffic from local streets and connect with arterial streets.

“Cross walk” means a way across the street that is dedicated for public pedestrian access.

“Cul-de-sac” means a street having only one outlet and being permanently terminated by a vehicular turn-around at its terminus where vehicles may reverse direction without backing up.

“Dead-end street” means a street having only one outlet.

“Expressway” means any divided street or highway with no direct access from abutting property, except at determined intersections with other ROWs located at intervals along the roadway.

“Final plat” means the final map of all or a portion of a subdivision meeting the requirements of N.J.A.C. 19:5-6.

“Freeway” means any divided street or highway with complete access control and grade separated interchanges with all other public ROWs.

“Half street” means a street bordering one or more property lines or a subdivision tract to which the applicant has allocated only a portion of the ultimate and intended street width.

“Limited access highway” means an expressway or freeway, as defined in this section.

“Local street” means any street designed to provide access to abutting property and carry local traffic.

“Lot, through” means a lot that fronts upon two parallel streets, or that fronts upon two streets that do not intersect at the boundaries of the lot.

“Major subdivision” means all subdivisions not classified as minor subdivisions or technical major subdivisions.

“Marginal access street” means a street generally parallel with and adjacent to a limited access highway or arterial street that provides access to abutting properties.

“Minor subdivision” means any subdivision containing not more than three lots.

“Minor subdivision plat” means the map of a minor subdivision meeting the requirements of N.J.A.C. 19:5-6.

“Municipal approval authority” means the body within any constituent municipality that is authorized to approve subdivision applications with respect to land within that municipality.

“Owner” means any individual, firm, association, syndicate, partnership or corporation having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this chapter.

“Plat” means the map of a subdivision.

“Preliminary plat” means the preliminary map indicating the proposed layout of the subdivision meeting the requirements of N.J.A.C. 19:5-6.

“Resubdivision” means a subdivision involving the merger or other division of two or more lots, tracts or parcels of land into one or more lots.

"Sketch plat" means the sketch map of a subdivision of sufficient accuracy to be used for the purpose of discussion and classification meeting the requirements of N.J.A.C. 19:5-6.

"Street" means any existing municipal or county roadway, or a ROW shown upon a plat heretofore approved pursuant to law or approved by official action.

"Subdivider" means any individual, firm, association, syndicate, copartnership, corporation, trust or any other legal entity proceeding in accordance with these regulations to effect a subdivision of land.

"Subdivision" means the division of a lot, tract or parcel of land into two or more lots, sites or other divisions of land, except that divisions of property by testamentary or interstate provisions, or divisions of property pursuant to court order shall not be considered subdivisions within the meaning of this chapter, provided, however, that no new streets or roads are involved. Subdivision also includes resubdivision and, where appropriate to context, relates to the process of subdividing or to the lands or territory subdivided.

"Technical major subdivision" means a minor subdivision that meets the criteria of N.J.A.C. 19:5-5.3.

Amended by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).
Administrative change.
See: 33 N.J.R. 3454(a).

SUBCHAPTER 4. ADMINISTRATION

19:5-4.1 Administration

(a) The NJMC shall administer the provisions of this chapter and shall:

1. Maintain permanent and current records with respect to this chapter, including amendments thereto;
2. Receive all minor subdivision plats, sketch plats, preliminary plats, and final plats, together with applications therefor;
3. Review all minor subdivision plats, sketch plats, preliminary plats, and final plats to determine whether such plats comply with these regulations. In conjunction with the review of preliminary plats, the NJMC may hold a hearing if deemed necessary or if the appropriate authorities of the municipality in which the subdivision is located do not require a hearing. Notice and procedures of such hearing shall be governed by N.J.A.C. 19:4-4.16 and 4.17;
4. Approve, approve conditionally, or disapprove minor subdivision plats;

5. Approve, approve conditionally, or disapprove preliminary plats;

6. Approve or disapprove final plats;

7. Transmit a report to the appropriate municipal approval authority within 45 days of the receipt of an application for final plat approval, which report shall indicate the action of the NJMC with respect to said final plat. If the NJMC, the municipal approval authority, and the applicant agree, the 45-day period may be extended for an additional 45-day period, and any such extension shall extend the time within which a municipal approval authority shall be required by law to act thereon;

8. Set forth in writing and transmit to the applicant a copy of the reasons thereof in the event of withholding of approval, or the disapproval of, a subdivision application;

9. Make such other determinations and decisions as may be required by these regulations or by the Commission; and

10. Promulgate such rules as may be required to implement the provisions of this chapter.

19:5-4.2 Appeals

Whenever the NJMC approves, approves conditionally, or disapproves an application, in whole or in part, the applicant may appeal such action in accordance with N.J.A.C. 19:4-4.19.

As amended, R.1972 d.109, effective June 5, 1972.
See: 4 N.J.R. 55(b), 4 N.J.R. 170(a).
Amended by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

SUBCHAPTER 5. PROCEDURE FOR APPROVAL OF SUBDIVISION PLATS

19:5-5.1 Application for subdivision

(a) All applications for subdivision shall be filed with the NJMC, and shall include the following:

1. A complete application form, signed by the applicant and the property owner, containing the following major components;
 - i. Applicant information;
 - ii. Property description, location, proposed subdivision, and ownership information; and
 - iii. Specification of whether a major or minor subdivision classification is requested;
2. The required sketch plat fee, in accordance with N.J.A.C. 19:4-11;

3. Two copies of the proposed sketch plat prepared in accordance with these regulations and filed with the municipal approval authority; and

4. Such additional information and documents as may be required by N.J.A.C. 19:5-6.

Amended by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

19:5-5.2 Classification of subdivision

(a) Within 15 days after the receipt of a complete application in accordance with N.J.A.C. 19:5-5.1, the NJMC shall classify the proposed subdivision as a minor, technical major or major subdivision and shall notify the applicant in writing of the subdivision classification.

(b) If classified as a minor subdivision, the minor subdivision plat shall meet the requirements of N.J.A.C. 19:5-6.2, and shall be reviewed in accordance with N.J.A.C. 19:5-5.4.

(c) If classified as a technical major subdivision in accordance with N.J.A.C. 19:5-5.3, the subdivision plat shall meet the requirements of N.J.A.C. 19:5-6.2, and shall be reviewed in accordance with N.J.A.C. 19:5-5.4.

(d) If classified as a major subdivision, a notation to that effect shall be affixed on the plat by the Chief Engineer, which shall be returned to the applicant for compliance with N.J.A.C. 19:5-5.5 through 5.9.

19:5-5.3 Technical major subdivision

(a) Minor subdivisions shall be considered a technical major subdivision when the proposed subdivision results in the following:

1. A new public or private street;
2. No frontage on an improved public or private street;
3. The extension of municipal facilities;
4. A variance from any zoning regulation of N.J.A.C. 19:4;
5. An adverse effect on the development of the remainder of the parcel or adjoining property; or
6. A conflict with any provision or portion of the NJMC Master Plan or any NJMC redevelopment plan.

(b) Technical major subdivisions shall require a public hearing in accordance with N.J.A.C. 19:4-4.17.

1. Any proposed variance from the zoning regulations of N.J.A.C. 19:4 or the requirements of an NJMC redevelopment plan shall be evaluated by the criteria listed in N.J.A.C. 19:4-4.14.

(c) Technical major subdivisions shall be reviewed in accordance with the minor subdivision procedures of N.J.A.C. 19:5-5.4, and the contents of plats shall be in accordance with N.J.A.C. 19:5-6.2.

As amended, R.1972 d.109, effective June 5, 1972.
See: 4 N.J.R. 55(b), 4 N.J.R. 170(a).
Amended by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

19:5-5.4 Minor subdivision procedure

(a) Within 45 days after the receipt of the proposed minor subdivision plat, the Chief Engineer shall review the plat and either:

1. Notify the applicant in writing that the minor subdivision plat will be approved upon submission of one original mylar and 10 copies of the minor subdivision plat, and the required minor subdivision fee pursuant to N.J.A.C. 19:4-11; or

2. Notify the applicant in writing of the reasons why the minor subdivision plat cannot be approved.

(b) If the minor subdivision plat is approved, the Secretary shall affix the seal of the Commission on the face of the plat.

(c) A copy of the approved minor subdivision plat shall be forwarded to the municipal approval authority and to the applicant within one week.

(d) No further approval of the NJMC shall be required respecting the minor subdivision, provided that a deed description or plat map drawn in compliance with the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq., shall be filed by the applicant in the appropriate county recorder's office in accordance with N.J.A.C. 19:5-5.9 within the timeline established by the municipal approval authority. The applicant shall forward to the NJMC a copy of any time extensions granted by the municipal approval authority. Proof of the recording of the subdivision shall be submitted to the NJMC.

As amended, R.1972 d.109, effective June 5, 1972.
See: 4 N.J.R. 55(b), 4 N.J.R. 170(a).

19:5-5.5 Major subdivision procedure

(a) Upon classification of a proposed subdivision as a major subdivision, the applicant shall submit an application for preliminary plat approval in accordance with N.J.A.C. 19:5-5.6.

(b) If preliminary plat approval is issued by the NJMC, the applicant shall file an application for final plat approval with the NJMC in accordance with N.J.A.C. 19:5-5.7.

Repealed by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

Section was "Distribution and review of preliminary plat".

- ii. Location of any proposed sanitary sewerage treatment plants;
 - iii. Design data and calculations; and
 - iv. Proof of submittal to other governmental entities having jurisdiction;
23. Existing and proposed water distribution systems serving the subdivision, including the following:
- i. The location, size and capacity of water mains;
 - ii. The location of fire hydrants;
 - iii. The source of supply, points of connection, and supply capacities at such points;
 - iv. The location of any proposed water treatment plants;
 - v. Design data and calculations; and
 - vi. Proof of submittal to other governmental entities having jurisdiction;
24. The location of existing and proposed utilities, both underground and overhead, and associated easements;
25. Delineation of all areas containing fill and detailed information concerning the material encountered, including the following:
- i. The depth and type of material involved;
 - ii. The age of fill;
 - iii. The state of decomposition;
 - iv. Residual settlements to be expected;
 - v. Combustible gas-forming potential;
 - vi. The depth to water table; and
 - vii. In all such areas where construction of roadways, paved areas, utilities and other facilities is proposed, additional data including the following shall be submitted:
 - (1) Any specialized construction methods to be used in areas containing fill;
 - (2) Design precautions to be taken to ensure that residual post-construction settlements will not adversely affect the appearance or structural integrity of any proposed facilities; and
 - (3) Method to be employed in eliminating the build-up of combustible gases where such a potential exists;
26. Identification of lands to be dedicated or reserved for any purpose, public or private, to be distinguished from lots or tracts intended for sale; and
27. A copy of any protective covenants or deed restrictions applying to the land to be subdivided.

19:5-6.4 Final plat contents

- (a) The final plat shall be prepared by a New Jersey-licensed professional land surveyor (PLS).
- (b) The final plat shall be in compliance with the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq.
- (c) The final plat shall be drawn at a scale of no less than one inch equal to 100 feet.
- (d) The final plat shall include or be accompanied by the following information:
1. A legal description of tract boundaries;
 2. The block and lot numbers as assigned by the municipal tax official;
 3. The block numbers of an addition to a subdivision of the same name shall be a continuation of the numbering in the original subdivision;
 4. The following certificates, which may be combined where appropriate:
 - i. A certificate signed and acknowledged by all parties having any record title or interest in the land subdivided, dedicating all parcels of land shown on the final plat and intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors and tenants; and
 - ii. A certificate signed and sealed by a New Jersey-licensed Professional Land Surveyor responsible for the survey and final plat certifying the accuracy of the details;
 5. A preliminary title report by a title insurance company, or an attorney's opinion of title, showing the name of the owner of the land and all other persons who have an interest in, or an encumbrance on, the land shall be submitted. The written consent of all such persons shall be required;
 6. Plans showing the following:
 - i. Traverse data including the coordinates of the boundary of the subdivision and ties to section corners showing the error of closure, if any;
 - ii. The computation of all distances, angles, and courses shown on the final plat; and
 - iii. Ties to existing monuments, proposed monuments, adjacent subdivisions and street corners; and
 7. Evidence of approval by other governmental entities having jurisdiction over the proposed improvements.

As amended, R.1972 d.109, effective June 5, 1972.

See: 4 N.J.R. 55(b), 4 N.J.R. 170(a).

Amended by R.1994 d.543, effective November 7, 1994.

See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

SUBCHAPTER 7. DESIGN STANDARDS

19:5-7.1 Scope

All subdivisions subject to this chapter shall conform to the design standards contained or referred to in this subchapter.

19:5-7.2 NJMC Master Plan or applicable redevelopment plans

No subdivision shall conflict with the NJMC Master Plan or any applicable redevelopment plan of the District.

19:5-7.3 Land subject to flooding

(a) No land subject to flooding or which lacks adequate drainage shall be subdivided for any use that would be incompatible with such flooding or drainage characteristics.

(b) If the subdivider or owner of land that is subject to periodic flooding or that has inadequate drainage agrees to install at his own expense improvements meeting the standards and requirements of the NJMC and designed in such a manner so as to render such land suitable for the intended use, then the provisions of (a) above shall not bar the approval of such subdivision.

Amended by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

19:5-7.4 Streets layout and design

(a) All lots located in any subdivision shall have direct access to an improved public or private street.

(b) The arrangement, character, extent, width, grade and location of all streets shall conform to the NJMC Master Plan and any applicable redevelopment plan of the District, and shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and in appropriate relation to the proposed uses of the land to be served. The arrangement of streets in a subdivision shall either:

1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
2. Conform to a plan approved or adopted by the Commission to meet a particular situation.

(c) Local streets shall be designed to minimize use by through traffic.

(d) If a subdivision abuts or contains an existing or proposed limited access highway or arterial street, the NJMC may require design features to buffer residential properties and separate through and local traffic.

(e) If a subdivision borders or contains a railroad ROW or a limited access highway, the NJMC may require a street approximately parallel to and on each side of such ROW, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in other districts. Such distances shall be determined with regard for the requirements of approach grades and future grade separations.

(f) Reserve strips controlling access to streets shall be dedicated to the governmental entity with jurisdiction over such streets.

(g) Street jogs are to be avoided on arterial and collector streets. On local streets with a ROW of 60 feet or less, centerline offsets of less than 150 feet shall be prohibited.

(h) A tangent measuring a minimum of 100 feet in length shall be introduced between reverse curves on arterial and collector streets.

(i) Streets shall be designed to provide for the following minimum horizontal sight distances on all curves, measured within street ROW's from a height of four feet above the proposed pavement surface in the right-hand lane:

1. Local streets: 250 feet;
2. Collector streets: 350 feet; and
3. Arterial streets: 500 feet.

(j) Streets shall be designed to intersect as nearly as possible at right angles, and no street shall intersect any other street at less than 70 degrees.

(k) Street ROW widths shall be as shown in the NJMC Master Plan and any applicable redevelopment plan of the District, and where not shown therein, shall not be less than the widths listed in Table 5-1 below:

Table 5-1

Street Row Widths

<u>Street Type</u>	<u>ROW</u>
Arterial	100 feet, except that 150 feet of ROW shall be required within 350 feet from the intersection of the center line of an arterial street with any other arterial or collector street
Collector	80 feet
Local, residential areas	50 feet
Local, commercial and industrial areas	60 feet
Marginal access streets, with two-way traffic	40 feet

(l) Half streets shall be avoided, except for arterial streets, collector streets where applicable, and where they are essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations; or, where the NJMC finds that it will be practicable to require the dedication of the other half of the street when the adjoining property is subdivided. Whenever a half street is existing and adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.

(m) Dead-end streets, designed to be so permanently, shall not be longer than seven times the average lot width or 600 feet, whichever is less, and shall have a turn-around at the closed end that has an outside roadway diameter of at least 70 feet and a ROW diameter of at least 100 feet. Curvilinear cul-de-sacs shall be avoided.

(n) No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the NJMC.

(o) Street grades, wherever feasible, shall not exceed the grades in Table 5-2 below with allowance for reasonable vertical curves:

Table 5-2

Street Grades

Street type	Percent grade
Arterial	3%
Collector	4%
Local	5%
Marginal access streets	5%

(p) No street grade shall be less than one-half of one percent. A greater percentage of grade may be required, however, where necessary to provide adequate drainage.

(q) The following minimum curb radii listed in Table 5-3 below shall be provided at intersections:

Table 5-3

Minimum Curb Radii

Type of Street	Intersecting with	Minimum curb radii
Local Residential	Local Residential	20 feet
Local Residential	Collector	30 feet
Local Residential	Arterial	30 feet
Collector (commercial or industrial) or Arterial	Collector (commercial or industrial) or Arterial	50 feet

(r) In addition to the required ROW widths described in this section, a line-of-sight triangle shall be provided and maintained in accordance with N.J.A.C. 19:4-8.5, and the portion of the line-of-sight triangle outside the ROW shall be dedicated as an easement if required by the governmental entity(s) with jurisdiction over the ROW(s).

(s) The subdivider shall conform with local standards for street pavement thickness and width.

(t) The subdivider shall provide appropriate street signage and traffic control devices as may be required by, and in accordance with the requirements of, the NJMC and the governmental entity with jurisdiction over the ROW.

(u) The subdivider shall provide appropriate street lighting as may be required by, and in accordance with the requirements of, the NJMC, the appropriate utility compa-

ny, and the governmental entity with jurisdiction over the ROW.

Amended by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

19:5-7.5 Blocks

(a) The length, width, and shape of blocks shall be determined with regard to the following:

1. Provision of adequate building sites suitable for the needs of the proposed use;
2. Lot size requirements, in accordance with N.J.A.C. 19:4-5;
3. Convenient access, circulation, control, and safety of street traffic; and
4. Topographical conditions.

(b) A block shall not exceed 1,300 feet in length, unless such block is adjacent to a limited access highway or arterial street or unless the adjacent layout or topographical conditions justify otherwise.

(c) Blocks may be irregular in shape, provided they are consistent with the overall pattern of blocks in the proposed subdivision.

(d) In blocks of 800 feet or more in length, a walkway may be required to provide pedestrian access to public or private facilities. Such walkway shall have a minimum ROW width of 10 feet and shall extend entirely across such block. A sidewalk shall be placed along the length of such ROW and shall comply with N.J.A.C. 19:4-8.12 and 8.13.

Amended by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

19:5-7.6 Lots

(a) The lot size, width, depth, shape, and orientation shall be appropriate for the development.

(b) Lot size requirements shall conform to N.J.A.C. 19:4-5.

(c) Where lots front upon a cul-de-sac or curved street having a radius of 200 feet or less, the minimum lot widths required in N.J.A.C. 19:4-5 shall be measured at the building setback line along an arc parallel to the ROW of such cul-de-sac or curved street. Such lots shall be designed so that their frontage, as measured on the arc of such ROW line, is not less than 50 percent of the required lot width measured at the building setback line.

(d) The area of the street ROW shall not be included and calculated in the area of the lot with respect to minimum lot size requirements of N.J.A.C. 19:4-5.

(e) There shall be no through lots except where the lots abut a limited access highway or arterial street or where the topography of the land prevents reasonable subdivision. There shall be no vehicular access between such through lot and an abutting limited access highway or arterial street. Through lots abutting such highway or street shall have an additional depth of 10 feet from the required depth to provide screening between the lot and such highway or street.

(f) The depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the proposed use and development.

(g) Side lot lines shall be substantially at right angles or radial to street lines.

Repealed by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).
Section was "Alleys".

19:5-7.7 Easements

(a) Utility easements shall be provided where necessary, and shall be of adequate width as required by the utility company with jurisdiction.

(b) A stormwater easement or drainage ROW shall be provided if a subdivision is traversed by a watercourse or drainage way. Such easement or ROW shall conform substantially to the lines of such watercourse.

Amended by R.1994 d.543, effective November 7, 1994.
See: 26 N.J.R. 1970(a), 26 N.J.R. 4421(c).

19:5-7.8 Drainage

(a) Each subdivision submitted shall be reviewed by the NJMC to ensure the adequacy of all drainage provisions proposed within said subdivision and that potential adverse drainage conditions on all adjoining property resulting from such development have been addressed appropriately.

(b) Drainage systems shall be designed in accordance with N.J.A.C. 19:4-8.6.

(c) In addition to the requirements of N.J.A.C. 19:4-8.6, the following shall apply to drainage systems in proposed ROWs and subdivision drainage easements:

1. All pipeline and open channel drainage systems shall be designed to convey the maximum discharge commensurate with design.
2. Pipes shall be considered "flowing full" at maximum capacity.
3. Minimum design velocity of "flowing full" condition for drainage piping shall be two feet per second, or as otherwise approved on a case-by-case basis by the NJMC.

4. For drainage systems utilizing pipes that are 48-inch pipelines and larger, vertical and horizontal deflections may utilize 100-foot, or greater, radius curves.

5. The spacing between inlets shall not exceed 500 feet or a design inlet flow of six cubic feet per second; whichever condition shall be more stringent. Access manholes shall be spaced at a maximum of 500 feet intervals through ROWs and at pipe junctions where there are no catch basins.

6. "Dish" street intersections shall not be permitted. Sufficient catch basins shall be installed at street intersections and low points in the street to avoid gutter overflow.

7. Reinforced concrete pipe shall be utilized in ROWs and shall have appropriate cover for the design load proposed.

8. Catch basins and manholes shall be constructed in accordance with New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction, 2001 Edition, incorporated herein by reference, as amended and supplemented, which can be obtained from the New Jersey Department of Transportation, 1035 Parkway Avenue, PO Box 600, Trenton, NJ 08625-0600. Castings shall conform to NJDOT Standard Specification for Road and Bridge Construction.

9. Permissible design velocities in open channels shall be as follows:

Table 5-4

Permissible Design Velocities in Open Channels

Excavation Material	Velocity (fps)
Fine sand to firm loam	2.0 to 3.0
Stiff clay to hardpan	3.0 to 5.0
Concrete lined ditch	10 (maximum)

10. Channel and ditch banks shall be protected by use of vegetation and/or rip rap as design velocity dictates.

11. The minimum Manning's roughness coefficient "n," used in the Manning's equation listed in N.J.A.C. 19:4-8.6(b)4i, shall be as follows for the calculation of discharge flows in open channels shall be as follows:

Table 5-5

Minimum Manning's Roughness Coefficient "n" Used in the Calculation of Discharge Flows in Open Channels

Channel Type and Condition	Manning's "n"
Concrete lined ditch—good condition	0.013
Unlined ditch—good condition	0.025
Natural streams and watercourses—fair to poor condition	0.030 to 0.150

12. If an alternative flow formula is used, discharge coefficients shall be equivalent to the Manning's roughness coefficient "n" specified in (c)11 above.