

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.
Sec: 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 Regulations, was readopted as 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Chapter 5, Subdivision Regulations, was repealed and new rules were adopted by R.2005 d.76, effective February 17, 2004.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. 19:4-2.2, 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.