

CHAPTER 5
SUBDIVISION REGULATIONS

Authority

N.J.S.A. 13:17-1 et seq.

Source and Effective Date

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See: 1 N.J.R. 17(b), 2 N.J.R. 52(a).

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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.

SUBCHAPTER 2. PURPOSE

19:5-2.1 Purposes enumerated

(a) This Chapter sets forth procedures, engineering and planning standards, rules and regulations in accordance with which the Commission shall review and approve or disapprove applications for the subdivision of land within the District.

(b) It is designed to serve the following purposes:

1. To provide for the comprehensive and orderly development of the District in accordance with the 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 insure 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. Generally to provide for the exercise of the powers regarding the review and regulation of subdivisions conferred upon the Commission by N.J.S.A. 13:17-1 et seq.

SUBCHAPTER 3. DEFINITIONS

19:5-3.1 Words and phrases defined

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

“Arterial street” means any street serving major traffic movements which is designed primarily as a traffic carrier between cities, or between various sections of the city, which forms part of a network of through streets, and which 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, railway rights-of-way, waterways, or adjoining properties.

“Chief engineer” means a professional engineer registered in the State of New Jersey appointed by the Commission having responsible charge of all matters carried out by the Office of the Chief Engineer as expressed or implied in accordance with N.J.S.A. 13:17-1 et seq.

“Collector street” means any street designed primarily to gather traffic from local or residential streets and carry it to the arterial system.

“Commission” means the Hackensack Meadowlands Development Commission or any board, body, commission, department or officer succeeding to the principal functions thereof or to whom the powers and duties conferred upon the Commission shall be given by law.

“Constituent municipality” means a municipality with lands in the District.

“Cross walk” means a way dedicated for public use which is reserved across a block for the purpose of providing pedestrian access to adjacent areas.

“Cul-de-sac” means a street having only one outlet and being permanently terminated by a vehicle turn-around at the other end.

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

“Design standards or design requirements” means all requirements and regulations relating to design and layout of subdivisions contained in N.J.A.C. 19:5-7, Design Standards.

“District” means the Hackensack Meadowlands District as defined in N.J.S.A. 13:17-1 et seq.

“Expressway” means any divided street or highway with no access from abutting property and which has either separated or at grade access from other public streets and highways.

“Fill” means any material placed by controlled methods, which raises the elevation of the land surface from its natural state or condition. Such materials include, but are not limited to, earth, sand, gravel and rock.

“Final plat” means the final map of all or a portion of a subdivision which is presented to the Commission for final approval and meeting the requirements of N.J.A.C. 19:5-6, Contents of Plats.

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

“Frontage” means the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street; or with a dead-end street, all property abutting one side of such street measured from the nearest intersecting street and the end of the dead-end street.

“Frontage lot” means that portion of the frontage which lies between the side lot lines of a single lot.