

N.J.A.C. 19:66-8.1

This file includes all Regulations adopted and published through the New Jersey Register, Vol. 50 No. 1, January 2, 2018

New Jersey Administrative Code > TITLE 19K. CASINO CONTROL COMMISSION/CASINO REINVESTMENT DEVELOPMENT AUTHORITY > CHAPTER 66. CASINO REINVESTMENT DEVELOPMENT AUTHORITY TOURISM DISTRICT LAND DEVELOPMENT RULES > SUBCHAPTER 8. SUBDIVISION DESIGN STANDARDS

§ 19:66-8.1 Purpose

(a) This subchapter serves the following purposes:

1. To provide for the comprehensive and orderly development of the district in accordance with the Tourism District land development rules and any approved redevelopment plans for the Tourism 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.

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§ 19:66-8.2 Streets layout and design

- (a) All street layout and designs shall meet the New Jersey Residential Site Improvement Standards requirements and standards.
- (b) The applicant shall provide appropriate street signage and traffic control devices as may be required by, and in accordance with the requirements of, the Authority and the governmental entity with jurisdiction over the ROW.
- (c) The applicant shall provide appropriate street lighting as may be required by, and in accordance with the requirements of, the Authority, the appropriate utility company, and the governmental entity with jurisdiction over the ROW.

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§ 19:66-8.3 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. Convenient access, circulation, control, and safety of street traffic; and
3. Topographical conditions.

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

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§ 19:66-8.4 Lots

- (a) Lot size requirements shall conform to the applicable zoning district rules of this chapter.
- (b) Side lot lines shall be substantially at right angles or radial to street lines.

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§ 19:66-8.5 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.

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§ 19:66-8.6 Drainage

- (a) Each subdivision submitted shall be reviewed by the Authority to ensure the adequacy of all drainage provisions proposed within the subdivision and that potential adverse drainage conditions on all adjoining property resulting from such development have been addressed appropriately in accordance with the drainage design standards set forth in N.J.A.C. 19:66-7.5.
- (b) Drainage systems shall be designed in accordance with N.J.A.C. 7:8, Stormwater Management, and N.J.A.C. 7:7, Coastal Zone Management Rules.

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§ 19:66-8.7 Water supply and sewerage disposal systems

- (a) The applicant shall provide written proof from the water company serving the subdivision that, based upon the anticipated usage/generation of the proposed development, the development will be adequately served by public water supply.
- (b) The applicant shall provide written proof from the appropriate sewerage authority serving the subdivision that, based upon the anticipated usage/generation of the proposed development, the development will be adequately served by a central sewerage system.

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§ 19:66-8.8 Fill

- (a) No filling of low-lying lands, ditches, canals, or drainage-ways shall be permitted without first having obtained a permit for such work from the appropriate governmental authority.
- (b) No blocking, overlaying, damming, rerouting, covering, or otherwise interfering with the existing natural surface-water, drainage-ways within the corporate limits shall be permitted without having first obtained a permit for such work from the appropriate governmental authority.
- (c) No excavation, digging, or soil removal, or soil redistribution that would materially alter the flow of surface water onto adjacent property owners, shall be permitted without first having obtained a permit for such work from the appropriate governmental authority.
- (d) All fill material shall be free of all roofing, glass, trees, brush, building materials, vehicles, refrigerators, or similar items. Only clean dirt, bricks, blocks, or concrete shall be used. All bricks, blocks, or concrete shall be covered with clean fill dirt as required by the appropriate governmental authority.

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§ 19:66-8.9 Business, commercial, and industrial subdivisions

- (a) Notwithstanding any other provisions of this chapter, the minimum width of streets adjacent to areas designed, proposed, or zoned for business, commercial, or industrial uses may be required to be increased to such width deemed necessary by the Authority to ensure the free flow of through-traffic without interference from parked or parking motor vehicles.
- (b) Blocks intended for business, commercial, or industrial uses shall be designed specifically for such purpose, including sufficient space for off-street parking and loading required by this chapter.
- (c) When blocks or lots in a proposed business, commercial, or industrial subdivision front on a limited access highway or arterial street, the applicant may be required to dedicate and improve a service road to provide ingress and egress to and from such blocks or lots.

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§ 19:66-8.10 Final improvement plans

- (a) Upon the approval of a preliminary plat, the applicant shall submit revised construction drawings for the improvements in accordance with the following:
1. Such drawings shall be submitted in triplicate to the Authority a minimum of 60 calendar days prior to the date of the submission of the application for final plat approval.
 2. Such drawings shall be prepared, signed, and sealed by a New Jersey-licensed professional engineer.
 3. Such drawings shall contain the following:
 - i. Plans, design details, specifications, and cost estimates for street construction, including a center-line profile and a grade line for each street with a typical cross-section of the roadway. The profiles of grade lines shall be shown at a scale of one inch equal to 100 feet horizontal, and one inch equal to 10 feet vertical. This information shall be shown on standard plan and profile sheets;
 - ii. Plans, design details, specifications, calculations, and cost estimates of proposed stormwater management facility improvements;
 - iii. Plans, design details, specifications, and cost estimates of proposed water supply and distribution systems;
 - iv. Plans, design details, specifications, and cost estimates of sanitary sewerage systems, including treatment plants;
 - v. Grading plans, lighting plans, street plantings, and monument locations; and
 - vi. Such other information as may be required by the Authority deemed necessary for the review of the improvements.
- (b) The Authority shall review all construction drawings in order to determine whether the drawings are consistent with the approved preliminary plat and comply with the design standards of this chapter.
- (c) In the event that the construction drawings are not consistent with the approved preliminary plat or do not comply with the design standards of this chapter, the Division shall notify the applicant in writing of the reasons why the drawings are inconsistent or do not comply. The applicant shall then correct and resubmit such drawings.
- (d) The Authority engineer shall act upon the construction drawings submitted to the Authority at the same time or prior to the time that the Authority engineer acts upon the final plat.

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§ 19:66-8.11 Required improvements

(a) The applicant shall install, or provide for the installation of, the following, in accordance with this chapter:

1. All roadways, curbs, gutters, and street drainage facilities;
2. All sidewalks located within public areas;
3. A water supply system, including fire hydrants;
4. A sanitary sewer system;
5. A stormwater management system;
 6. A street lighting system;
 7. Street signage and traffic control devices;
8. Landscaping of public areas; and
9. Monuments, as required by the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq.

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§ 19:66-8.12 Exceptions for existing improvements

- (a) Where the proposed subdivision is a resubdivision or concerns an improved area, and where such improvements otherwise meet the requirements of this chapter, no duplication of improvements will be required. However, where any improvement required in this chapter is not provided, or where the existing improvements do not conform to the provisions of this chapter, the applicant shall repair, correct, or replace such improvements in accordance with this chapter.
- (b) Where the proposed subdivision concerns an area presently abutting or containing any existing public street having a ROW width of less than the required width, or a roadway pavement width of less than 20 feet, land may be required to be dedicated to provide the minimum width required in this chapter. The applicant shall provide the necessary additional roadway pavement required by the governmental entity with jurisdiction. Where the proposed widened roadway connects with existing streets, the connection shall be appropriately designed, subject to the approval of the Authority and any other governmental entity with jurisdiction.

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§ 19:66-8.13 Guarantee of installation of required improvements

For the purpose of assuring the installation and maintenance of on-tract improvements, and before the recording of final subdivision plats or as a condition of final site plan approval or the issuance of a CLUC, the Authority may require and shall accept in accordance with the standards adopted by resolution of the Authority the furnishing of performance and/or maintenance guarantees for development approved in accordance with this chapter.

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§ 19:66-8.14 Construction of improvements

No improvement shall be constructed, nor shall any work preliminary thereto be done, until such time as a final plat and the associated construction drawings have been approved and compliance with all of the requirements relating to the agreement and guarantee required in N.J.A.C. 19:66-8.13 has been demonstrated.

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§ 19:66-8.15 Vacation of undeveloped subdivision

The applicant may request the vacation of the plat prior to the time that the improvements covered by the bond are installed, provided that no individual lots within the subdivision have been sold. When such plat is vacated, the guarantee shall be returned to the applicant.

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