

CA - Edison

~~222~~
1975

Answers jctf Interrogatories by township of
Edison, no cover page

pg. 32

CA 00 1345 G

spanish-speaking, other), citing source.

There are 65,467 White; 1,367 Negro; 30 Indian; 193 "Other Specified" and 63 "Non-Specified".

The above figures were taken from a 1970 census report prepared by the Middlesex County Planning Board under the direction of Douglas S. Powell and furnished to the Township on Nov. 24, 1971 by Mr. Powell. The sources cited by Mr. Powell for these figures is the U.S. Census of 1960. The Township has no records to indicate or support any statistics that would categorize the population by income level.

2. Provide for each public school within the municipality, the number of pupils enrolled, with sub-totals for whites, blacks, spanish-speaking and other, giving school name, location, grades served and area.

The answer is provided in Exhibits "A" and "A-1" attached hereto.

3. Provide the number of dwellings presently within the municipality in each of the following value categories, as determined from the property tax rolls.

(a) Single family homes under \$15,000

The answer to this interrogatory and all sub-paragraphs is contained in Exhibit "B" attached hereto.

(b) \$15,000 to \$25,000

(c) \$25,000 to \$35,000

(d) Over \$35,000

4. Provide the number of multi-family units

in each of the following rental categories and ranges.

Answer: Edison has no such records or information in its files or available to it.

Type	Rental Range				
	Under \$100	\$100 - \$149	\$150 - \$199	\$200 T \$249	\$250 & Over
Efficiency					
One-Bedroom					
Two-Bedroom					
Three or more Bedrooms					

5. Provide the total number of mobile homes in municipality that exist as conforming uses under current zoning ordinance.

Answer: See Exhibit "C" attached hereto. The units described in Exhibit "C" are not "conforming uses"; but, as individual trailer pads become vacant, they are permitted to be reoccupied without variances. In other words, only the trailer parks are non-conforming uses.

6. Provide the number of housing units within the municipality that are below the standards required for new construction or rehabilitation in local building codes and housing standards ordinance. Indicate how many are currently occupied and how many vacant.

Answer: ZERO.

7. Provide for each department in the municipality the number of municipal employees by job category, race, and annual salary or hourly wage.

See Exhibit "G" attached hereto.-

8. Provide the number of county and state employees working or employed in the municipality by job category, race, and annual salary or hourly wage.

Edison has no such records or information in its files or available to it.

9. For each zoning use category (and subcategory, if necessary, in the municipality) state the total number of acres contained therein and state how many acres are vacant. (For example, R-1 residential; 130 acres; 23 vacant).

See Exhibit "D".

10. List the proposals or requests for amendment to the zoning ordinance to authorize or facilitate residential construction of the types listed below, from January 1, 1970 to the present, setting forth the date of the proposal or request, name of requesting party, and ultimate disposition. If units were to be subsidized under state or federal programs, state what program was involved.

(a) Single-family detached or attached home construction (involving 10 or more contiguous lots).

NONE.

(b) Multi-family structures.

NONE

(c) Planned unit or other cluster developments,

- NONE.

(d) Mobile home sites.

NONE.

11. List for the following four categories, the applications for, use variances, special permits or exceptions that have been filed from January 1, 1970 to the present, setting forth the date of initial application, name of the requesting party, and ultimate disposition of application. If units were to be subsidized under state or federal programs, state what program was involved.

(a) Detached or attached single-family home construction (involving 10 or more contiguous lots).

Answer: This interrogatory really requests a duplication of the entire Zoning Board agenda for over 5 years. It is simply too voluminous to reproduce here.

(b) Multi-family structures.

(c) Planned unit or other cluster developments,

(d) Mobile home sites.

12. List the name, address, race and duties of each municipal official, employee, and consultant involved in the municipal zoning and planning process: State the source of their authority.

12. (Continued)

As of January 2, 1975 the officials are as follows:

James Rossi, Building Inspector and Chief Zoning Officer, 73 Pleasant Ave.,
Edison, N. J. 08817 -White

Gerry Moskowitz, Assistant Building Inspector, 16 Preston Street, Edison,
New Jersey 08817 - White

Herbert H. Smith Associates, Development and Environmental
Consultants, 1241 Parkway Avenue, West Trenton, N.J. 03628

All official are White.

Additional officials listed on Exhibit "I" attached hereto.

13. State whether there are any state or federal subsidized housing units now within or planned for the municipality. If so, list the location, number, size and type of units, project racial occupancy percentages, source of the subsidy and date of initial occupancy.

See exhibits *y ; "B-1" and "H" attached hereto.

i (a) State whether the municipality ever affirmatively encouraged or assisted in the provision of subsidized housing. ; y*

(b) State whether any official body of the municipality has ever discussed providing subsidized housing.* If so,- list the name of the deliberating body, the date and time of the meeting and provide a copy of the minutes or any report resulting from such meetings.

(b) (Continued)

14. State whether there has been any correspondence, contact, or meetings since January 1, 1970 between any municipal officials, employees, or consultants and any county or regional planning body regarding your municipality's housing needs. If so, please attach copies of such correspondence and provide the dates and times of such meetings or contacts indicating whether a written record of such meetings or contacts was ever made.

No file has been found to indicate or reflect any such correspondence nor do any of the present incumbents or employees recollect any such meeting.

15. State whether the municipality has a rent control ordinance. If so, specify when such an ordinance was first considered and the date of adoption. Attach a copy of the ordinance and the minutes of council meetings at which such an ordinance was considered, and any documented statistics on housing conditions presented at such meetings.

Yes. See Exhibit "F" attached hereto.

15. (Continued)

16. State whether at any time from January 1, 1970 to the present there has been in effect a sower, building permit, or other moratorium relating to housing. If so, state the effective date, who imposed it, and the terms and conditions thereof.

No; but, building permits have been refused and sub-divisions denied in certain areas of the municipality where sewers are not presently available.

17. State whether as a condition of employment any municipal employee is required to live within the boundaries of the municipality or the county. If so, indicate how long such requirement has been in effect, **its** scope and who imposed it.

No.

18. For each commercial, industrial, or other business establishment within the municipality having 15 or more employees, list its name, address, number of employees, and the year it first opened for business.

Edison has no such information on record or available to It.

19. State whether the municipality has a fair housing or anti-blockbusting ordinance. If so, attach a copy.

YES. • See Exhibit "G" attached hereto.

20. State whether your municipality has ever taken steps to encourage industry to locate in the municipality.

If so, please indicate what steps have been taken.

Yes, the entire official family shows every courtesy and extends cooperation all clean and quiet industrial entities that display an interest in locating here. In addition, the Edison family of officials are prudent and practical: the exercise of fiscal duties and responsibilities, provide the finest educational facilities and personnel, extend the broadest possible municipal services at a lowest possible cost and constantly update the planning and zoning to afford the fairest and most equitable land use schemes to the entire spectrum of society.

21. Attach a copy of the current zoning ordinance and any and all amendments in force; and a copy of any proposed amendments to the zoning ordinance that are cur-

~~improper. The Zoning Code is too voluminous to attach here and too expensive to do so. Copies are available from the Township Clerk at \$2.00 per copy. Each copy comes with all current amendments and copies of the Zoning Map.~~

Identify the location of the official zoning maps, the coverage, and date of preparation. State whether zoning maps incorporating the most recent amendments are available. If so, state where they can be obtained and the price thereof. . . . - *

Township Hall, Plainfield and Woodbridge Avenues, Edison, N.J. and see previous answer.

23. State whether your municipality has proposed and adopted a master plan. If so, please identify a copy indicating the coverage, date of preparation, and number of pages. Also identify by location and content all amendments and background reports prepared in conjunction with such

master plan amendment.

Yes. The Master Plan was adopted on September 18, 1968, and was implemented by adoption of the Ordinance on October 27, 1972. In effect, the Master Plan was adopted by the Board of Township Commissioners into current law (i.e. ordinance).

24. State whether the municipality has had prepared or is preparing studies, planning papers, research reports or other similar documents in the areas listed below. Identify each item by author or title, subject, date, number of pages, location of copies and indicate whether a summary is available:

(a) The need for housing within the municipality;

The "Housing Authority of the Township of Edison"¹¹ has been into this area of study for a period of years; but, as far as we know, there **are** no summaries available. They do keep minutes of their meetings and these minutes are extremely voluminous.

(b) The condition and amount of existing housing stock;

There are no studies as such; but, the various enforcement officials take continuous inspections on a regular basis.

(c) The inception of programs relating to code enforcement;

Inspection routines are well established within the various departments; such as engineering, building, plumbing, etc.

(d) The requirement for residential densities, floor space, bedroom ratios, and mobile homes within the municipality;

As set forth in great length and detail in **the Building Code and in the Zoning Code.**

3.-

(e) The need for providing low and moderate income subsidized or unsubsidized housing within the municipality;

Please refer to (a) above set forth.

(f) The utilization of land for commercial and residential or industrial purposes; and

As set forth in the Zoning Code, which implemented the Master Plan.

(g) The wage and salary scales of employees within the private sector of the municipality.

»

He have no such records or information available.

25. State whether your municipality has ever been studied by, advised by, or received assistance from agencies of federal, state or county government, in preparing studies or other information concerning the areas listed below. Identify each item by author or title, subject, date, number of pages, location of copies, and indicate whether a summary is available.

(a) Need for housing within the municipality and surrounding areas;

HXX Not to the knowledge of the present officials.

(b) Attitudes toward housing within the municipality and surrounding area;

Not to the knowledge of the present officials.

(c) Housing costs within the municipality and surrounding area;

Not to the knowledge of present officials.

(d) The amount and percentage of vacant acreage zoned for industrial use.

to
Not/the knowledge of present officials,

26, State whether you have ever received any federal or state assistance for any purpose since 1960, setting forth the date and size of the grant, the use to which such funds were put, the location of use, and whether any funds remain to be expended.

There have been many and varied grants for all kinds of purposes. There have been many administrations since 1960 and no specific records of this type of information was kept. Indeed, no one person in Town Hall has a recollection of this type of thing.

DEPARTMENT OF FINANCE
DIVISION OF ASSESSMENT



MUNICIPAL BUILDING
EDISON, NEW JERSEY 06817
Telephone Area Code 201-287-0^00

Township of Edison

Middlesex County, New Jersey 08817

October 25, 1974

Roland A. Winter, Esq.
9^0 Amboy Avenue
Edison, N.J. 08817

Re: Urban League of Greater New Brunswick

Dear Mr. Winter:

I reply to your letter of October 17th, please be advised there were 1^,797 homes in Edison January 10, 197^.

They are classified as follows: Under \$15,000-19*+; \$15,000 to \$2*+,999-2,793; \$25,000 to \$3^+,999-5,78^+; over \$35,000-6,026.

There are 8,771 homes under \$35,000 and 6,026 homes over \$35,000.

Very truly yours,

John
John W. Mooney, Assessor

* JWM:mlt

EXHIBIT "B"

OCT 2 0 1974

DIVISION OF LICENSES AND PERMITS
MUNICIPAL BUILDING, EDISON, NEW JERSEY
08817

EDISON
New jersey

COUNTY OF MIDDLESEX
287-0900



Nov. 7, 1974

ftoland A. Winter, Esq.
Township Attorney
9^0 Amboy Ave.
Edison, N.J. 08817

Dear Mr. Winter:

Herewith the names and locations of
all trailer courts situated in Edison Township and
the number of trailer spaces licensed by each, as
requested in your letter of Nov. 5, 1974.

Colletto's Trailer Court, 82 Plainfield
Ave., Edison,
Trailer Spaces Licensed 46

Cozy Trailer Court (Raritan Oil Co.)
U.S. Highway #1, P.O.Box 1269, Edison,
Trailer Spaces Licensed 31

Edison Mobile Estates, 852 U.S.
Highway #1, Edison
Trailer Spaces Licensed 120

Edison Mobile Home Gardens, 59 Harri-
gan St., Edison,
Trailer Spaces Licensed 3

Lighthouse Trailer Park, 2505 Wood-
bridge Ave., Edison,
Trailer Spaces Licensed Afi

Sincerely yours,

William A. Pasho
Supervisor
Licenses & Permits

EXHIBIT "C"



HERBERT H. SMITH ASSOCIATES

DEVELOPMENT AND ENVIRONMENTAL CONSULTANTS

1241 PARKWAY AVENUE • BOX 206 WEST TRENTON, N. J. 08626 (609) 852-0800

EXHIBIT "D"

TO : Edison Township
FROM* : Herbert H. Smith Associates
SUBJECT: Undeveloped Land By Zone Districts - 1974
DATE : November 11, 1974

During the week of November 4, this office conducted a field inspection of Edison Township during which time all land that was developed was notated. As this notation was made on 1966 land use field sheets, it was possible to isolate in map format the development which had occurred since 1966. This map has been provided the Township which shows in brown color developed areas recorded in 1966 and in yellow, the areas that have subsequently been developed. A zone district overlay has been prepared to fit over this map.

The remaining vacant land (white areas on the map) were then computed by zone district as follows:

(Rounded to the nearest acre)

<u>ZONES</u>		<u>ACRES</u>
R-AA	Single Family Residential	305
R-A		589
R-BB		691
R-B		296
LR	Low Rise Apartments	200
HR	High Rise Apartments	10
LB	Local Business	19
GB	General Business	34
FB	Planned Business	16
P	Public-Institutional	127
RI	Restricted Industry	407
LI	Light Industry	1,694
HI	Heavy Industry	1,368
	Total -	<u>5,756</u>

Public Housing - Ga* > en « „ . Apartments - Subsidized by
Department of Housing and Urban Development.

*roieci J. N - - North Edison Gardens, Weston Forbes Court,
Edison, New Jersey

Occupied in 9/60 « 100 " Black Occupancy <

- 6 - One bedroom units
- 22 - Two Bedroom units
- 24 - Three Bedroom units
- 8 - 4 Bedroom units

Project NJ 43 - North Edison Gardens, Section II, Weston Forbes
Court, Edison, New Jersey

Occupied in 3/63 - 30 units 100 % Black Occupancy

- 14 - Three Bedroom units
- 10 - Four Bedroom units
- 6 - Five Bedroom units

NJ 43-2-B - Julius C. Engel Gardens, Willard Dunham Drive
Edison, New Jersey

Occupied* in 9/63 - 70 units - 65 * It a families - 5 - ^ ^ ^

100% f & 48 " 1 ^ drOOm Sr » Ci ti2en Apartments

^ .10 - 2 Bedroom units

vs. 12 « *; 3 Bedroom units V

13 i ^ , ^ ^ HOUain ^ ^ U ^ an Renewal Programs ffiust have

: f IS: ^ GoVernin| Body a***TM| ^ fore the prog^ms can be
initiated.

EXHIBIT "E"

13 Efe] Cooperation Agreements between the Municipal Council
- " " \ - " y and The Edison Housing Authority:

Public Housing Agreement dated April 12, 1956, as amended to date.

Urban Renewal Project NJ R-11 dated June 17, 19[^]9, as amended to date.

Urban Renewal Project NJ R-61 dated June 12, 1961, as amended to date.

Approval of the Urban Renewal Plans as amended to date, by the Municipal Council, June 27, 1973.

EXHIBIT "E-1"

EDISON TOWNSHIP NOTICE
AN ORDINANCE TO AMEND THE
CODES OF THE TOWNSHIP OF
EDISON, NEW JERSEY BY
AMENDING CHAPTER 38, EN-
TITLED "ZONING", SUBSECTION
86-25H.

BE IT ORDAINED BY THE MU-
NICIPAL COUNCIL OF THE TOWNSHIP
OF EDISON, IN THE COUNTY
OF MIDDLESEX, NEW JERSEY:
CHAPTER 38
ZONING

SECTION 1. That Subsection 86-25H,
ACTION BY THE REVIEW COMMITTEE AND PLANNING BOARD, shall
be amended as follows:

"It shall be the duty of the Building
Inspector to promptly forward to the
Environmental Design & Site Plan
Review Committee, any materials
received by him from an applicant,
and said Environmental Design & Site
Plan Committee shall recommend ap-
proval, approval with condition, or
disapproval of the proposed develop-
ment of construction to the Planning
Board within 65 days following the
first regular meeting of the Environ-
mental Design & Site Plan Review
Committee, after said materials have
been received by said Environmental
Design & Site Plan Review Commit-
tee.

The Environmental Design and Site
Plan Review Committee shall, within
the time prescribed above, recom-
mend approval, approval with condi-
tions or disapproval of the proposed
development of construction to the
Planning Board. The Planning Board
shall review the recommendations of
the Environmental Design and Site
Plan Review Committee and forward
its approval, approval with conditions
or disapproval in writing to the Build-
ing Inspector. In the event of condi-
tional approval or disapproval, the
reasons shall be stated clearly to the
applicant and the Building Inspector
in writing. The building permit
applied for shall be denied until such
conditions stated in the disapproval
have been corrected and the written
approval of the Planning Board is ob-
tained.

(1) The absence of a reply from the
Planning Board within the sixty-five
day period shall constitute approval,
and the Building Inspector shall
proceed on the basis of such approval.
The Planning Board may extend its
review period for an additional forty-
five-day period if the Building Inspec-
tor is notified in writing prior to the
expiration of the original sixty-five-
day period. Further extension shall be
permitted only if agreed upon in writ-
ing by the applicant.

(2) Site plan approval shall not
relieve the applicant from other
provisions of this Zoning Ordinance or
any other ordinance nor shall such
approval constitute a recommenda-
tion of any zoning variance or
other relief that the applicant may
seek from the Board of Adjustment.

SECTION 2. This Ordinance shall
take effect immediately upon final
passage and publication according to
law.

MATTHEW J. BOLGER
President of Council

ARTHUR J. TUCKER
Township Clerk

PUBLIC NOTICE IS HEREBY
GIVEN, that the above ordinance was
duly passed on first reading by the
Municipal Council of the Township of
Edison, County of Middlesex, N. J., on
the 24th day of April, 1974 and that
said ordinance will be considered for
final adoption at a meeting of the said
Municipal Council to be held on the 6th
day of May, 1974 at 8 o'clock P.M. at
which time a public hearing
will be held prior to final passage of
said ordinance and all interested per-
sons will be given an opportunity to be
heard concerning the same.

ARTHUR J. TUCKER
Township Clerk

EDISON TOWNSHIP NOTICE

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF EDISON, NEW JERSEY, BY AMENDING CHAPTER 86, ENTITLED "ZONING" SUBSECTIONS 86-12B, 86-13A (Z) and 86-13B.

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON, IN THE COUNTY OF MIDDLESEX, NEW JERSEY,

CHAPTER 86
ZONING

SECTION 1. That Section 86-12B, LOCAL BUSINESS LB ZONE, shall be amended by adding thereto subsection (3), as follows:

"(3) Dinars, drive-in restaurants, food stands and fast food establishments."

SECTION 2. That Section 86-13A, GENERAL BUSINESS GB ZONE, subsection (2) is hereby amended, and will read as follows:

"(2) Drive-in or automobile service establishment, such as service station (including battery and tire service, but not including as a main use automobile wash or repair shop); public garage; automobile sales agency (not including as a main use a used car lot, trailer or truck sales agency); provided that the lot on which such use is established shall be not less than one (1) acre in size, all facilities are located and all services are conducted within the confines of the lot and no service station shall be located within one thousand, five hundred (1,500) feet of another service station, said distance to be measured radially pursuant to the provisions of S 86-19."

SECTION 3. That Section 86-13, GENERAL BUSINESS GB ZONE, subsection B, is hereby amended by adding thereto, subsection (16) as follows:

"(16). On lot sizes of one (1) acre or more, diners, drive-in restaurants, food stands and fast food establishments."

SECTION 4. This Ordinance shall take effect immediately upon final passage and publication according to law.

MATTHEW J. BOLGER
President of Council

Attest:
ARTHUR J. TUCKER
Township Clerk

PUBLIC NOTICE IS HEREBY GIVEN, that the above ordinance was duly passed on first reading by the Municipal Council of the Township of Edison, County of Middlesex, N.J., on the 8th day of May, 1974 and that said ordinance will be considered for final adoption at a meeting of the said Municipal Council to be held in the Council Chambers of the Municipal Building on the 22nd day of May, 1974, at 8 P.M. at which time and place a public hearing will be held prior to final passage of said ordinance and all interested persons will be given an opportunity to be heard concerning the same.

886-m.11 25.60

EDISON TOWNSHIP NOTICE
AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF EDISON, NEW JERSEY, BY AMENDING CHAPTER 86, ENTITLED "ZONING," SUBSECTIONS 86-4 and 86-17.

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON, COUNTY OF MIDDLESEX, NEW JERSEY:

CHAPTER 86
ZONING

SECTION 1. That Subsection (6-4) DEFINITIONS: WORD USAGE shall be amended by deleting therefrom. In its entirety the definition of "DINER."

SECTION 2. That Subsection 86-17 HEAVY INDUSTRIAL HI ZONE A, shall be amended as follows:

"A. Permitted uses. In any Heavy Industrial HI Zone, a building or group of buildings may be erected or used, and a lot may be used or occupied, for any of the following uses and no other, except as provided in 86-17B and C and 86-21, provided that no use which is noxious or hazardous shall be permitted except in accordance with the provisions of S4-18G"

SECTION 3. This Ordinance shall take effect immediately upon final passage and publication according to law.

DR. THOMAS H. PATERNITI
President of Council

ATTEST:
ARTHUR J. TUCKER
Township Clerk

PUBLIC NOTICE IS HEREBY GIVEN, that the above ordinance was duly passed on first reading by the Municipal Council of the Township of Edison, County of Middlesex, N.J., on the 8th day of November, 1973 and that said ordinance will be considered for final adoption at a meeting of the said Municipal Council to be held in the Council Chambers of the Municipal Building on the 25th day of November, 1973 at 8 o'clock P.M., at which time and place a public hearing will be held prior to final passage of said ordinance and all interested persons will be given an opportunity to be heard concerning the same.

ARTHUR J. TUCKER
Township Clerk

9M-n.17

18.88

LAND
SUBDIVISION

ORIGINAL

TOWNSHIP OF EDISON

MIDDLESEX COUNTY, NEW JERSEY

LAND SUBDIVISION ORDINANCE
TOWNSHIP OF EDISON, NEW JERSEY

INDEX

ARTICLE I—SHORT TITLE		
ARTICLE II—PURPOSE OF ORDINANCE		
ARTICLE III—APPROVAL OF PLANS REQUIRED		
ARTICLE IV—DEFINITIONS		
	PAGE	
400. Alley.....	4	410. MuhSpl
401. Block.....	4	411. Offici*
402. Clear-sight distance	4	412. Plants
403. Clear-sight triangle	4	413. Plat
404. Crosswalk.....	4	414. R;M-c
405. Easement.....	4	415. Road.,
406. Lot.....	4	416. Str»cl
407. Master plan.....	4	417. Subdi.
408. Minor Subdivision.....	4	418. Subdi.
409. Major Subdivision.....	5	419. Subdi*
ARTICLE V—GENERAL PROCEDURES		
500. Sketch Plat.....	6	505. Sehadu
501. Preliminary Plat.....	6	506. FHS
502. Final Plat.....	6	507. AppKc
503. Effect of recordation.....	7	508. Count)
504. Submittals.....	7	
ARTICLE VI—APPEALS		
ARTICLE VII—SKETCH PLAT		
701. Review Procedure.....	8	
ARTICLE VIII—PRELIMINARY PLAT		
800. Submittal requirements.....	9	801. Revis

NOTICE

“AN ORDINANCE TO ESTABLISH AN ORDINANCE ESTABLISHING RULES, REGULATIONS AND STANDARDS GOVERNING THE SUBDIVISION OF LAND WITHIN THE TOWNSHIP OF EDISON, MIDDLESEX COUNTY, NEW JERSEY, PURSUANT TO THE AUTHORITY SET FORTH IN CHAPTER 433 OF THE LAWS OF 1953, (R.S. 40:55-1 THROUGH R.S. 40:55-21 INCLUSIVE) AND AMENDMENTS AND SUPPLEMENTS THERETO; SETTING FORTH THE PROCEDURE TO BE FOLLOWED BY THE PLANNING BOARD IN APPLYING AND ADMINISTERING THESE RULES, REGULATIONS AND STANDARDS; AND PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF.” ADOPTED JUNE 9, 1954 AND AS AMENDED.

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, AS FOLLOWS:

SECTION 1: That Article IX, Section 900.4 (c) is hereby repealed in its entirety.

SECTION 7: That Article IX, Section 900.4 (c) shall now provide as follows:

900.X

(c) A written agreement that upon acceptance of any streets or improvements, whether installed before or after final plat approval, the subdivider shall provide a maintenance bond of five per cent of the full cost of all improvements under such conditions, in form and with surety as shall be approved by the Municipal Attorney to guarantee the maintenance of the streets and public improvements including grading, paving, curbs, gutters, sidewalks, street lights, street signs, sewers and crosswalks for a period of not less than two years from the date of acceptance of said improvements by the Township. In lieu of a bond, the subdivider may deposit cash or securities with the Township or with a bank or trust company to guarantee performance of said contract and to secure completion of the improvements under an escrow agreement approved by the Municipal Attorney and Council.

Where securities are posted in lieu of a bond, said securities shall have a fixed, guaranteed, minimum value, that shall be completely negotiable and shall be endorsed in favor of the Township of Edison before being given to the escrow agent or the Township of Edison, as the case may be.

The escrow agent for the deposits of such cash or securities shall be designated by the Council.

SECTION 3. This Ordinance shall take effect after its adoption and publication as required by law.

JAMES J. MCDONNELL
President of Council

ATTEST:
ARTHUR J. TUCKER
Township Clerk

PUBLIC NOTICE IS HEREBY GIVEN, that the above ordinance was duly passed on first reading by the Municipal Council of the Township of Edison, County of Middlesex, N.J. on the 12th day of January, 1972, and that said ordinance will be considered at said Municipal Council to be held in the Council Chambers of the Municipal Building on the 24th day of January 1972, at 8 o'clock P.M. at which time and place a public hearing will be held prior to final passage of said ordinance and all interested persons will be given an opportunity to be heard concerning the same.

ARTHUR J. TUCKER
Township Clerk

**LAND SUBDIVISION ORDINANCE
TOWNSHIP OF EDISON, NEW JERSEY**

INDEX

	PAGE
ARTICLE I—SHORT TITLE	3
ARTICLE II—PURPOSE OF ORDINANCE.....	3
ARTICLE III—APPROVAL OF PUNS REQUIRED.....	4
ARTICLE IV—DEFINITIONS.....	4
	PAGE
400. Alley	4
401. Block	4
402. Clear-sight distance	4
403. Clear-sight triangle.....	4
404. Crosswalk	4
405. Easement.....	4
406. Lot.....	4
407. Master plan	4
408. Minor Subdivision	4
409. Major Subdivision.....	5
410. Multiple dwelling	5
411. Official Map	5
412. Planting strip	5
413. Plat	5
414. Right-of-way.....	5
415. Roadway.....	5
416. Street.....	5
417. Subdivider.....	5
418. Subdivision.....	5
419. Subdivision Committee	5
ARTICLE V—GENERAL PROCEDURES.....	6
500. Sketch Plat.....	6
501. Preliminary Plat.....	6
502. Final Plat.....	6
503. Effect of recordation	7
504. Submittals.....	7
505. Schedule of Administration	7
506. Fees.....	7
507. Application forms.....	7
508. County Review.....	7
ARTICLE VI—APPEALS.....	8
ARTICLE VII—SKETCH PLAT.....	8
701. Review Procedure.....	8
ARTICLE VIII—PRELIMINARY PLAT.....	9
800. Submittal requirements	9
801. Review Procedure.....	11

NOTICE
AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING RULES, REGULATIONS AND STANDARDS GOVERNING THE SUBDIVISION OF LAND WITHIN THE TOWNSHIP OF EDISON, MIDDLESEX COUNTY, NEW JERSEY, PURSUANT TO THE AUTHORITY SET FORTH IN CHAPTER 433 OF THE LAWS OF 1953, (R.S. 40:55-1 THROUGH R.S. 40:55-21 INCLUSIVE) AND AMENDMENTS AND SUPPLEMENTS THERETO; SETTING FORTH THE PROCEDURE TO BE FOLLOWED BY THE PLANNING BOARD IN APPLYING AND ADMINISTERING THESE RULES, REGULATIONS AND STANDARDS; AND PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF," ADOPTED JUNE 18, 1954, AND AS AMENDED.

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, AS FOLLOWS:

SECTION 1: That Article IX, Section 900.4 (c) is hereby repealed in its entirety.

SECTION 2: That Article IX, Section 900.4 (c) shall now provide as follows:

(e) A written agreement that upon acceptance of any streets or improvements, whether installed before or after final plat approval, the subdivider shall provide a maintenance bond of fifty per cent of the full cost of all improvements under such conditions, in form and with surety as shall be approved by the Municipal Attorney to guarantee the maintenance of the streets and public improvements including grading, paving, curbs, gutters, sidewalks, street lights, street signs and crosswalks for a period of not less than two years from the date of acceptance of said improvements by the Township. In lieu of a bond, the subdivider may deposit cash or securities with the Township or with a bank or trust company to guarantee performance of said contract and to secure completion of the improvements under an escrow agreement approved by the Municipal Attorney and Council.

Where securities are posted in lieu of a bond, said securities shall have a fixed, guaranteed, minimum value, that shall be completely negotiable and shall be endorsed in favor of the Township of Edison before being given to the escrow agent or the Township of Edison, at the case may be.

The escrow agent for the deposits of such cash or securities shall be designated by the Council.

SECTION 3. This Ordinance shall take effect after its adoption and publication as required by law.

JAMES J. MCDONNELL

ARTHUR J. TUCKER
Township Clerk

PUBLIC NOTICE IS HEREBY GIVEN, that the above ordinance was passed on first reading by the Municipal Council of the Township of Edison, County of Middlesex, N.J. on the 12th day of January, 1972, and that said ordinance was finally adopted at a meeting of the Municipal Council to be held in the Council Chambers of the Municipal Building on the 24th day of January, 1972, at 8 o'clock P.M. at which time and place a public hearing will be held prior to final passage of said ordinance and all interested persons will be given an opportunity to be heard concerning the same.

ARTHUR J. TUCKER
Township Clerk

	PAGE
ARTICLE IX—FINAL PLAT.....	12
PAGE	
900. Suinnittal requirements.....	12
901. Review Procedure.....	12
ARTICLE X—STANDARDS OF DESIGN.....	15
1000. Gi-ji-ral Standards.....	15
Lead.....	15
Segment.....	15
1001. Block and Lots.....	15
Block length.....	15
Block width.....	15
Through lots.....	16
Grading.....	16
Lot lines.....	16
Lot size.....	16
Lot frontage.....	16
1002. Streets, Alleys and Sidewalks.....	17
Layout and designs.....	17
Classification.....	17
Widths.....	17
Through Traffic.....	17
Continuations.....	17
Names.....	17
Adjacent access.....	18
Reserve strips.....	18
Kali streets.....	18
Highway frontage.....	18
1003. Shade Trees.....	20
1004. Utilities.....	20
Connection.....	20
Manholes.....	20
Fire hydrants.....	20
Easements.....	21
Fire alarm systems.....	21
1005. Public Use and Service Areas.....	21
Drainage.....	21
Landmarks.....	21
Playgrounds space.....	21
Land requirements.....	22
ARTICLE XI—IMPROVEMENTS.....	22
ARTICLE XII—ENFORCEMENT.....	23
ARTICLE XIII—VALIDITY.....	24
ARTICLE XIV—REPEALER.....	24
ARTICLE XV—EFFECTIVE DATE.....	24

AN ORDINANCE TO AMEND IN ITS ENTIRETY AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING RULES, REGULATIONS AND STANDARDS GOVERNING THE SUBDIVISION OF LAND WITHIN THE TOWNSHIP OF EDISON, MIDDLESEX COUNTY, NEW JERSEY, PURSUANT TO THE AUTHORITY SET FORTH IN CHAPTER 433 OF THE LAWS OF 1953, (R.S. 40:55-1 THROUGH R.S. 40:55-21 INCLUSIVE) AND AMENDMENTS AND SUPPLEMENTS THERETO: SETTING FORTH THE PROCEDURE TO BE FOLLOWED BY THE PLANNING BOARD IN APPLYING AND ADMINISTERING THESE RULES, REGULATIONS AND STANDARDS; AND PROVIDING PENALTIES FOR THE VIOLATION'S THEREOF," ADOPTED JUNE 9, 1954, AND AS AMENDED.

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF EDISON, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, AS FOLLOWS:

ARTICLE I—SHORT TITLE

- 100. This ordinance shall be known and may be cited as: "The Land Subdivision Ordinance of the Township of Edison, Middlesex County, New Jersey."

ARTICLE II—PURPOSE

- 200. The subdivision of land is one of the most significant influences in the development of a community's physical character and pattern. Because the consequences which may result from a poorly planned subdivision of land or the inadequate provision of facilities and utilities are not easily reversed, the purpose of this ordinance is to establish regulations and procedures in order to:
 1. Promote the public health, safety, convenience, appearance and general welfare of the Township of Edison.
 2. Facilitate orderly, efficient, economic, integrated and harmonious development of the Township of Edison.
 3. Foster the orderly growth and development and the conservation, protection and proper use of its land.
 4. Provide adequate space for (a) public facilities, (b) services, (c) utilities.

ARTICLE III-APPROVAL OF PLANS REQUIRED

- U0. No land within or partly within the Township of Edison shall be subdivided and lots sold therefrom unless the subdivider shall submit sketch, preliminary and final plats of the proposed subdivision separately and in the order indicated for approval by the Township Planning Board, except as otherwise provided for. (Sec Article V)

ARTICLE IV-DEFINITIONS

400. Alley. A right-of-way intended for vehicular travel which serves as a secondary means of access to lots and which abuts the side or rear yards of two or more lots.
401. Block. An area bounded by streets.
402. Clear-sight distance. A line of unobstructed vision from a point 4 1/2 feet above the center line of a street or alley to the nearest point on the top of an object 4 inches high on the same center line.
403. Clear-sight triangle. A triangular area at a street intersection where vision is unobstructed, which area is formed by the intersecting street lines and a line drawn between points on the street center lines located seventy-five (75) feet from the intersection of the center lines.
404. Crosswalk. A right-of-way for pedestrian travel across a block.
405. Easement. The grant of the right to use private land for certain public or quasi-public purposes.
406. Lot. A tract or parcel of land held in single ownership.
407. Master plan. The Planning Board's officially adopted recommendations regarding the physical development of the Township.
408. Minor Subdivision. A subdivision having the following characteristics: (1) the entire tract is divided into not more than three lots; (2) each lot has frontage on a street or streets of adequate actual or proposed right-of-way and roadway width as defined in this ordinance and suitably improved in accordance with Township standards and not requiring the extension of municipal facilities; (3) no lot is intended for further subdivision; (4) no lot s intended for commercial or industrial use.

409. Major Subdivision. AH subdivisions not classified as minor subdivisions.
410. Multiple dwelling. A dwelling which provides separate living quarters for two or more families.
411. Official Map. A map adopted in accordance with the Official Map and Building Permit Act (1953) R.S. 40:55-1.30 to R.S. 40:55-1.42. Such a Map shall be deemed to be conclusive with respect to the location and width of the streets, public parks and playgrounds, and drainage rights-of-way shown thereon.
412. Planting strip. The unpaved portion of a street right-of-way either between the sidewalk pavement and the property line, or between the curb and the sidewalk pavement.
413. Plat. A map or plan of a subdivision.
414. Right-of-way. Land set aside for use as a street, alley, crosswalk, or common means of communication, travel, or drainage.
415. Roadway. The portion of a street or alley intended for vehicular use.
416. Street. A way for vehicular and pedestrian traffic whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated, which is an existing state, county or municipal roadway or a street or way on a plat duly filed and recorded in the office of the county recording officer and includes the land between the street lines whether improved or unimproved, and may comprise pavement shoulders, curbs, gutters, sidewalks, parking areas and other areas within the street lines.
417. Subdivider. The owner or the authorized agent of the owner of a subdivision.
418. Subdivision. A division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development; not including, however, divisions of property by testamentary or intestate provisions, or divisions of property upon court order.
419. Subdivision committee. A committee of the Plan-

ning Board appointed by the Chairman with Board approval, for the purpose of classifying and making preliminary review of plats and submitting reports related thereto for Board consideration.

ARTICLE V GENERAL PROCEDURES

500. Sketch Plat. Sketch plats for all proposed subdivisions shall be submitted to the Planning Board for the purpose of classification. If classified as a major subdivision the plat shall be used to facilitate comments and suggestions on the plat prior to the submittal of additional plats as required below.
501. Preliminary Plat. A preliminary plat of a subdivision shall be submitted for the purpose of obtaining tentative approval. The preliminary plat shall be prepared by a licensed New Jersey Professional Engineer. Approval by the Planning Board of a preliminary plat shall assure the subdivider that the general terms and conditions of approval will not be changed for a period of three years following the date of approval and shall confer on him the right to submit within the above stated period the whole or part or parts of said plat for final approval according to the terms and conditions of approval. The Planning Board shall approve plats only if they are in accord with the purposes and standards of design set forth in this ordinance. A preliminary plat of a subdivision shall not be considered until the sketch plat has been classified.
502. Final Plat. The final map of all or a portion of the subdivision which is presented to the Planning Board for final approval. The final plat shall conform to the preliminary plat as approved and must be submitted within three years of the date of approval of the preliminary plat. Any conditions specified in the approval of the preliminary plat shall be incorporated in the final plat. Where substantial changes not conforming to the preliminary plat as approved have been made in the final plat, such revised plat shall be treated as a preliminary plat submitted for the first time. If the final plat is approved, the subdivider shall record it at the office of the County Clerk of Middlesex County, within 90 days or such longer time, not to exceed 90 days additional, as may be agreeable to the Planning Board and to the subdivider. If the final

map is not filed within the prescribed time, said approval shall lapse and become void.

503. Effect of recordation. Recordation of an approved final plat shall cancel any right of the Township to stop the sale or transfer of land defined in the plan or to invalidate any agreement to sell or transfer said land. Such recordation shall be made according to the provisions of the laws of the State of New Jersey.
504. Submittals. Submittal of all plats for Planning Board consideration shall be made to the Township Clerk.
505. Schedule of administration. The Planning Board shall take action on a preliminary plat after hearing and within 90 days of formal submittal. The Planning Board shall take action on a final plat within 45 days of submittal. Failure of the Planning Board to act within the allotted time or a mutually agreed upon extension thereof shall be deemed to be approval of the plats at whatever stage they may be in; and the Township Clerk shall issue a certificate to that effect on request of the subdivider.
506. Fees. Fees for the review of plats shall accompany submittals and applications for approval as follows:
- (a) SKETCH PLAT - \$15.00
 - (b) PRELIMINARY PLAT - \$15.00 per lot. On subdivisions which are indicated by acreage rather than building lots the fee shall be \$15.00 per acre.
 - (c) FINAL PLAT - \$50.00 per plat. An additional fee amounting to five per cent of the cost of public improvements to be built in the subdivision shall be paid upon submission.
- Fees are intended to cover the cost of administrative and engineering handling and review. The additional fee to be submitted with the final plat shall cover the cost of inspecting the installation of required improvements as work progresses.
507. Application forms. Suitable application forms for the review of sketch, preliminary and final plats shall be furnished by the Township Clerk.
508. County Review. The Township Planning Board shall adopt such administrative procedures, not in conflict

with this Ordinance, as may be necessary to provide cooperation with the County Planning Board and the Middlesex County Sewerage Authority.

ARTICLE VI-APPEALS

700. Appeals from decisions of the Planning Board. Appeals from decisions of the Planning Board may be made in writing to the Township Council within ten days of Planning Board action. Any person aggrieved may make such an appeal and the Council shall hold a hearing thereon, after giving due notice to all parties in interest and shall approve or disapprove the action of the Planning Board.

ARTICLE VII-SKETCH PLAT

700. The subdivider shall submit the following materials with an application for classification.
- 700.1 Seven copies of the sketch plat at a scale of not less than 1" - 100', showing the following:
- (a) The boundary dimensions of the tract to be subdivided.
 - (b) The proposed lots to be created including dimensions.
 - (c) The location of existing buildings, tree masses, streams located on the tract and within two hundred (200) feet of it.
 - (d) Proposed streets (if any), as well as existing streets within two hundred feet of the tract including at least one road intersection.
 - (e) Tax map sheet, block and lot numbers.
 - (f) Name of the tract owner(s) as well as the names of all adjoining property owners as disclosed by the most recent Township tax records.
 - (g) North arrow.
- 700.2 Fee as required by Section 506 (a).

701. REVIEW PROCEDURE.

- 701.1 The Township Clerk shall notify the Secretary of the Planning Board within twenty-four hours of the submittal of the application and sketch plat and shall transmit same as the Secretary may direct.
- 701.2 If classified and approved as a minor subdivision by unanimous action of the Subdivision Committee, a notation to that effect will be made on the sketch plat and no further Planning Board action shall be required.

ed. Sketch plats classified and noted as major subdivisions shall be resubmitted as preliminary and final plats in that order in accordance with the requirements of Articles VIII and IX. A sketch plat shall be returned to the subdivider subsequent to review and classification on which shall be noted the action of the Planning Board.

- 701.3 Before any sketch plat, which is classified and approved as a minor subdivision, is returned to the subdivider by the Secretary of the Planning Board, he shall have been provided with sufficient copies by the subdivider to furnish one copy to each of the following:
- (a) Township Clerk
 - (b) Township Engineer
 - (c) Building Inspector
 - (d) Tax Assessor
 - (e) Township Planning Board
 - (f) County Planning Board

- 701.4 Either a deed description or plat map drawn in compliance with the Official Map Act (R.S. 46-23-9.1 - 9.8), certified by the Chairman of the Planning Board as a minor subdivision and therefore exempt from the requirements of preliminary and final approval, shall be filed by the subdivider with the County Clerk within ninety (90) days from the date of return of the approved sketch plat.

ARTICLE VIII-PRELIMINARY PLAT

800. Submittal requirements. The subdivider shall submit the following material to the Township Clerk with an original and two copies of the application for review and approval of his preliminary plat at least two weeks prior to the Planning Board meeting at which consideration and public hearing is desired.
- 800.1 Eight black and white prints of the subdivision plat drawn to a scale not smaller than 100 feet to the inch, and showing the following:
- (a) A key map showing the entire subdivision in its relations to adjoining properties and to all streets and roads existing within 1,000 feet.
 - (b) The subdivision name, the limits and dimensions of the tract to be subdivided and its identifying numbers on the Township tax map, showing also

- the location of the proposed subdivision in relation to nearby properties and also the names and addresses of property owners of unplatted property within two hundred feet of the tract boundary.
- (c) Existing and proposed streets, including names and the width of the right-of-way and roadway.
 - (d) The proposed lot layout with dimensions, showing location of structures.
 - (e) The locations and dimensions, where applicable, of existing buildings, easements, right-of-way, public lands, tree masses, streams and other such features, and monuments.
 - (f) The location and dimensions of proposed easements, rights-of-way, and land reserved for public purposes.
 - (g) Existing topographic contours based on U.S.C. & G. datum elevations at not more than five-foot intervals or at such intervals that the contours shall have a maximum spacing of 100 feet. Elevations must be shown on the plat indicating the following:
 - (1) Finished first floor elevation of dwelling or structures.
 - (2) Finished grade at each lot corner.
 - (3) Two permanent bench marks.
 - (h) The name and address of the subdivider and the name and address of the individual who prepared the plan.
- ?:00.2 Eight copies of profile and cross sections of new Streets, sanitary and storm water sewers and water mains, and of plans of proposed storm drains, showing profile and size of drain pipes, catch basins, drainage ditches, connections to existing drains and existing water courses. Adequate detail shall be shown to assure proper construction standards and sufficient information to allow a quantitative engineering analysis of the utilities involved.
- 800.3 When an individual water supply or sewage disposal system is proposed, the plan for such system or a storm sewer system must be approved by the Health Officer and/or the Township Engineer and any county or State agency having jurisdiction. In connection with individual sewage systems, the subdivider shall submit the results of percolation tests made.
- 800.4 Fee as required by Section 506 (b).

801. REVIEW PROCEDURE.

- 801.1 The Township Clerk shall notify the Secretary of the Planning Board within 24 hours of the submittal of the plat (and related material) and shall transmit them as the Secretary may direct.
- 801.2 The subdivider shall notify by mail, at least five days prior to the hearing, all property owners within two hundred feet of the extreme limits of the subdivision, as their names appear on the municipal tax records. Said notice shall contain a brief description of the property involved, a statement as to its location, a list of the maps and other documents to be considered, and a summary statement of the matters to be heard. The subdivider shall also cause similar notice of the hearing to be published in a newspaper of general circulation in that portion of the Township in which the subdivision is located at least ten (10) days prior to the hearing. Affidavits of such service and publication must be filed with the Secretary of the Planning Board prior to the hearing.
- 801.3 The Board shall, ten days before the hearing, file the plat and other documents to be considered in the office of the Township Clerk for public inspection on request and the Board Secretary shall circulate copies of the plat to the following officials for their review and report:
 - (a) County Planning Board
 - (b) Township Engineer
 - (c) Middlesex County Sewer Authority
- 801.4 Subsequent to the public hearing but not before the expiration of the 20 day period within which the County Planning Board may submit a report on said subdivision, the Planning Board shall approve the plat, approve it subject to condition or disapprove it. The Planning Board's action shall be noted or stamped on all copies of the plat together with a statement of any conditions or required changes and modifications. Such statement of conditions shall be deemed to be as much a part of the plat as if they had been originally submitted by the subdivider. If the Planning Board disapproves any plat, the findings and reasons for such disapproval shall be stated upon the records of the Board and the applicant shall be given a copy. If the Planning Board requires any substantial

amendment in the layout of improvements proposed by the subdivider that have been the subject of a hearing, an amended plat must be submitted, and proceeded upon as in the case of the original plat.

900. Submittal requirements. The subdivider shall submit the final plat and supporting materials to the Township Clerk with an original and two copies of the application for approval as follows:

ARTICLE IX-FINAL PLAT

- 900.1 Nine copies of the final plat drawn to a scale not smaller than 100 feet to the inch in compliance with the provisions of the Map Filing Act, Chapter 358 of the Laws of 1953 (R.S. 46:23-9.1 - 9.8). One copy shall be made upon translucent tracing cloth with black, waterproof India ink, and one copy shall be a cloth-print duplicate thereof. Of the remaining copies one shall be a translucent tracing cloth copy, one shall be a cloth-print duplicate and five shall be black and white prints. The error of closure shall not be more than one in 5000th. The final plat shall show:

- (a) Date, name and location of the subdivision, name of subdivider, graphic scale, and reference meridian.
- (b) Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines, with accurate dimensions, bearings, and radii, arcs and central angles of all curves.
- (c) The purpose of any easement of land reserved or dedicated to public use, and the proposed use of sites other than residential.
- (d) Blocks and lots within each block numbered consecutively.
- (e) Minimum building setback line on all lots and other sites.
- (f) Location and description of all monuments.
- (g) Names of owners of adjoining unsubdivided land,
- (h) Certification by a New Jersey licensed surveyor as to the accuracy of plat details.

- 900.2 Certificate from the tax collector that all taxes are paid to date.

- 900.3 A certificate by the Township Engineer that any required improvements which may have been installed

before final plat approval, have been installed in accordance with Township procedures, specifications and standards.

- 900.4 Evidence that the subdivider has filed with the Township Clerk:

- (a) A written agreement, concerning improvements not yet completed or not yet adequately installed in a form provided by the Township, that the subdivider will lay out and improve roads and streets and construct all of the improvements including necessary grading of the entire street rights-of-way, paving, sewers, street trees, street name signs, monuments, crosswalks, fire hydrants, and all other related improvements and facilities which may be required as a condition of the approval of the plan by the Township Planning Board, within the time or times therein specified.

- (b) A bond in such amount as is estimated by the Township Engineer, and with surety as shall be approved by the Municipal attorney, to guarantee the performance of the subdivider's undertaking in (a) above and secure the completion of the improvements within the time specified but not exceeding two years.

AMENDED
1/26/72

- (c) A written agreement that upon acceptance of any streets or improvements, whether installed before or after final plat approval, the subdivider shall provide a maintenance bond of five per cent of the full cost of all improvements under such conditions, in form and with surety as shall be approved by the Municipal attorney to guarantee the maintenance of the streets and public improvements including grading, paving, curbs, gutters, sidewalks, street lights, street signs, sewers and crosswalks for a period of not less than three years from the date of acceptance of said improvements by the Township. In lieu of a bond, the subdivider may deposit cash or securities with the Township or with a bank or trust company to guarantee performance of said contract and to secure completion of the improvements under an escrow agreement approved by the Municipal Attorney and Council. The escrow agent for the deposits of such cash or securities shall be designated by the Council.

- (d) An agreement that the subdivider will install curbs and underground facilities before paving streets and constructing sidewalks.
- 900.5 Fee as required by Section 506 (c).
- 900.6 Fee of \$20.00 for each shade tree required by Section 1003.1.
- 901. REVIEW PROCEDURE.
- 901.1 One black and white print each of the plat and street profiles received by the Township Clerk shall be transmitted to the Township Engineer and County Planning Board for their review and report to the Planning Board. Seven copies of the plat and one copy of all supporting materials shall be sent directly to the Planning Board for its review.
- 901.2 The Township Engineer shall review the plat and supporting materials and transmit them with a report in writing to the Planning Board. The Planning Board shall not grant final approval to any plat until it has received and considered the Engineer's report thereon as well as that of the County Planning Board and the Middlesex County Sewerage Authority.
- 901.3 Approval by the Planning Board shall be noted or stamped on all copies of the plat and signed by the Chairman and Secretary. If the Planning Board disapproves the plat, the findings and reasons for such disapproval shall be stated upon the records of the Planning Board and the applicant shall be given a copy.
- 901.4 The Planning Board shall take action on the final plat within 45 days from the date of submittal for approval, or within such further time as the applying party may agree to.
- 901.5 Distribution of copies of the final plat, as finally approved, shall be as follows:
 - (a) Township Clerk — one cloth print
 - (b) Township Engineer — one translucent trading cloth copy
 - (c) Building Inspector — one black and white print
 - (d) Tax Assessor — one black and white print
 - (e) County Planning Board — one black and white print
- 901.6 The Township Engineer shall not make his certifica-

tion on the final plat for filing at the County Clerk's Office until the Planning Board has approved the plat.

- 901.7 No building permit shall be issued for the construction of a dwelling on any lot shown on the filed map until storm sewer, sanitary sewer, water and gas lines serving said lot are installed with laterals behind the curb line.
- 901.8 No certificate of occupancy shall be issued for any lot shown on a filed map until all required improvements serving said lot are completed to the satisfaction of the Township Engineer except the final capping of the roadway.

ARTICLE X-STANDARDS OF DESIGN

In passing on the adequacy of a plat submission, the Planning Board shall apply the standards contained in this Article. If a subdivider can clearly demonstrate that, because of peculiar conditions pertaining to his land the literal enforcement of these standards would cause undue hardship, the Board may upon written request permit such variations from their literal interpretation as may be reasonable and consistent with their general purpose and intent as defined in Article 11 of this ordinance.

1000. GENERAL STANDARDS.

- 1000.1 Land. No land shall be subdivided unless the subdivider shall have eliminated, or provided adequate safeguards in his plans against, such hazards of the site as would imperil life, health or property by flood, fire, erosion and disease.
- 1000.2 Development. Proposed subdivisions shall be coordinated with existing near-by neighborhoods so that the community as a whole may develop harmoniously.
- 1001. BLOCKS AND LOTS.
- 1001.1 Block length. Blocks shall not be less than 500 feet nor more than 1300 feet long. Paved crosswalks up to 12 feet wide may be required for blocks more than 1000 feet long. The width of the lot adjacent to the crosswalks shall be such as to permit a side yard width of at least twenty (20) feet.
- 1001.2 Block width. Blocks shall be wide enough for two tiers of lots.

- 1001.3 Through lots. Double frontage lots are to be avoided and generally will not be permitted unless the lots are a minimum of 200 feet deep. However, where rear yards abut primary streets and the lots are entirely served by a separate secondary or minor street double frontages may be required.
- J001.4 Grading. Blocks and lots shall be graded to secure proper drainage and to prevent the collection of storm water in pools.
- 1001.5 Lot lines. Lot lines shall be at right angles to street lines or radial thereto wherever practicable.
- 1001.6 **Lot size.** Lot dimensions and area shall be governed by the Zoning Ordinance. Where the following situations prevail, lot areas and dimensions shall be as indicated.
- (a) Where both water supply and sanitary sewage disposal are provided by individual on-lot facilities, lots for single family dwellings shall have a minimum area of thirty thousand (30,000) square feet, and a minimum width, measured at the building line, of one hundred and twenty-five (125) feet.
- (b) Where either water supply or sanitary sewage disposal, but not both, are provided by individual on-lot facilities, lots for single family detached dwellings shall have a minimum area of twenty thousand (20,000) square feet and a minimum width, measured at the building line, of one hundred (100) feet.
- J001.7 **Lot frontage.** Each lot shall front upon a street conforming with the design standards contained herein, and improved in accordance with Township specifications.
- J001.8 Where extra width has been dedicated for widening of existing streets, lots shall begin at such extra width line, and all the setbacks shall be measured from such line.
- 1001.9 Where there is question as to the suitability of a lot or lots for their intended use due to factors such as rock formations, flood conditions or similar circumstances, the Planning Board may, after adequate investigation, deny approval of such lots.

1002. STREETS, ALLEYS AND SIDEWALKS

- 1002.1 Layout and designs. The proposed layout design and width of streets within a subdivision shall be properly related to and in conformation with the master plan and the official map of the Township or portions thereof. Streets not shown on the master plan or the official map shall be coordinated so as to compose a convenient system relating properly to the improved portions of existing street systems.
- 1002.2 Classification. Streets shall be classified by function as follows:
- (a) Primary streets — Those which are or may become the principal traffic arteries through the Township or between sections of the Township.
- (b) Secondary streets — Those which carry traffic from minor streets to the system of primary streets, including the principal entrance streets of a residential development and the major streets for circulation within such development.
- (c) Minor streets — Those which are used primarily for access to the abutting properties.
- (d) Marginal access streets — Streets which are generally parallel to and adjacent to primary streets and which provide access to abutting properties and protection from through traffic.
- 1002.3 Widths. The street right-of-way, which shall be measured from lot line to lot line, and the roadway shall not be less than the following:
- | | Street Row | Roadway |
|---|------------|---------|
| (a) Primary Street | 80' | 44' |
| (b) Secondary Street | 60' | 36' |
| (c) Minor Street (residential) | 50' | 30' |
| (d) Minor Street
(commercial - industrial) | 60' | 36' |
| (e) Marginal Access Street | 40' | 30' |
- 1002.4 Through traffic. Minor streets shall be designed so as to discourage through traffic.
- 1002.5 Continuations. New streets shall be laid out to continue existing streets at no reduction in width, provided that such continuations are both reasonable and practicable.
- 1002.6 Names. Continuations of existing streets shall be known by the same name. Names for new streets shall not duplicate or closely resemble names for existing

waive the requirements for A and AA residential areas. Sidewalks shall nevertheless, be required along all primary streets regardless of the zone.

1003. SHADE TREES.

1003.1 Placement and Type. Shade trees shall be purchased by the Township of Edison from moneys paid pursuant to Section 900.6 and shall be planted under the supervision of the Director of Public Works of the Township of Edison. Trees shall be planted on each side of every street of the subdivision at intervals of approximately 50 feet, and shall be size 1 1/2" to 2" and of the following types: European or Silver Linden; London or Oriental Plane; Schwidler or Sugar Maple; Red, Pin, Black, Chestnut or Scarlet Oak or any other type selected by the Shade Tree Advisory Board.

1004. UTILITIES.

1004.1 Connection. All properties shall be connected to the municipal sanitary sewer system and to a public water supply system, if accessible. Where a sewer is not yet accessible but is planned for extension to the subdivision, the subdivider shall install sewer lines, including lateral connections as may be necessary to provide adequate service to each lot when connections with the sewer system are made. The sewer lines shall be suitably capped at the limits of the subdivision, and the laterals shall be capped at the street right-of-way line. When capped sewers are provided, on site disposal facilities shall also be provided. A sewer shall be considered to be planned for extension to a given area any time after engineering and related studies have been completed and accepted by the Municipal Council.

1004.2 Manholes. Manholes for sanitary sewers shall be not more than 300 feet apart on straight runs, and there shall be a manhole at every point of substantial change in course or grade and at intersections of sewer lines.

1004.3 Fire hydrants. Fire hydrants shall be located so that the distance from any building frontage to a fire hydrant is not more than 600 feet measured along the curb. The Planning Board, acting on the advice of the Division of Fire, may require closer spacing of hydrants. In commercial and industrial areas the Division of Fire shall prescribe the location of hydrants.

1004.4 Easements. Easements shall be required to facilitate the maintenance and repair of utility lines, whether pipe or wire. General easements may be provided for overground facilities. Underground facilities shall be suitably located within a public right-of-way or five feet from one side of an easement not less than 20 feet wide. As far as it may be reasonable, utility easements shall coincide with property lines.

1004.5 Fire alarm systems. Fire alarm systems of a type approved by the Division of Fire shall be installed at locations designated by the Division.

1005. PUBLIC USE AND SERVICE AREAS.

1005.1 Drainage. Where the subdivision is traversed by a water course, drainage way channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both, as will be adequate for the purpose. Such easement along a water course shall not be less than twenty (20) feet.

1005.2 Landmarks. Trees more than 6" in diameter at the base of the trunk, groves, waterways, scenic points, historic spots, and other community assets and landmarks shall not be removed unless approved by the Planning Board.

1005.3 Playground space. The subdivider of every major subdivision shall convey to the Township of Edison a portion of the subdivision, said premises to be used for municipal purposes. The area to be conveyed shall be as follows:

4 to 99 lots — 7 per cent of the gross land area of the subdivision

100 to 149 lots — 3.0 acres

150 to 199 lots — 4.0 acres

200 to 249 lots — 5.0 acres

250 to 299 lots — 5.5 acres

300 or more lots — 6.0 acres

In subdivisions containing 4 to 99 lots, the Planning Board may, in lieu of the afore-required conveyance to the Township of Edison, accept \$50.00 per each lot of the subdivision; the money shall be placed in a separate account and shall be used for municipal purposes approved by resolution of the Municipal Council. Where the master plan contains proposals for play-

ground space, the requirements of the master plan shall prevail.

- 1005.4 Land requirements. Areas set aside for recreational or school purposes shall be reasonably compact, well drained parcels, placed to serve all parts of the subdivision, accessible from a public street, and not excessively irregular in terrain, and shall be cleared, graded and either seeded or rolled as per the recommendations of the Director of Health and Recreation and under the inspection of the Township Engineer. If portions of the master plan contain proposals for schools, parks, or playgrounds within the proposed subdivision or in its vicinity, the Planning Board may require that school sites, parks or playgrounds be shown in locations and of sizes suitable to their intended uses. The Planning Board may reserve the location and extent of School sites, public parks and playgrounds shown on the master plan or any part thereof for a period of one year after the approval of the final plat or within such further time as agreed to by the applying party. Unless during such one year period or extension thereof the Township shall have entered into a contract to purchase or institute condemnation proceedings according to law, for said school site, park or playground, the subdivider shall, not be bound by the proposals for such areas shown on the master plan.

ARTICLE XI-IMPROVEMENTS

1100. All street improvements (i.e. pavements, curbs, gutters and sidewalks) shall be installed in conformance with the Township standards and specifications.
1101. Installation of all sewer, water and other utilities shall be in strict accordance with the standards and specifications of the Township or other public utility concerned.
1102. Appropriate street signs shall be installed at all street intersections and shall be of a type specified by the Township Department of Public Works.
1101. Monuments of prescribed size and shape shall be located and installed in accordance with State statutory requirements (N.J. Statutes 46:23-9.4).
- 1)/H. Top soil moved during the course of construction shall

be redistributed so as to provide at least 4" of cover to all areas disturbed and shall be stabilized by seeding or planting and inspected by the Township Engineer.

1105. All improvements (except electric, gas and water main extensions to a privately owned utility company) shall be installed under the supervision and inspection and to the satisfaction of the Township Engineer who shall certify that Township specifications have been conformed o. The subdivider shall furnish the Township Engineer with a certification by a licensed engineer that all grades shown on the preliminary plat have been met.
1106. No construction work relative to the installation of required improvements shall commence without the Township Engineer or other responsible officer being notified at least 48 hours before the commencement of said work. No street underground installation shall be covered until inspected and approved by the Engineer or other authorized official.
1107. Failure of the developer, his contractor or agents to conform to the specifications for installing improvements indicated above or to conform to the preliminary plat plan as approved by the Planning Board will be just cause for the suspension of work being performed, and no person, firm or corporation shall have the right to demand or claim damages from the Township of Edison, its officers, agents or servants, by reason of such suspension, by the Township Engineer.

ARTICLE XII-ENFORCEMENT

1200. If, before final approval has been obtained on a subdivision plan, any person transfers or sells or agrees to sell, as owner or agent, any land which forms a part of said subdivision, such person shall be subject to a fine not to exceed two hundred dollars (\$200.00) or to imprisonment for not more than thirty days; and each parcel, plot or lot so disposed of shall be deemed a separate violation. In addition, if the streets in the subdivision are not such that a structure on said land in the subdivision would meet the requirements for a building permit under section three of the Official Map and Building Permit Act (1953) as amended and supplemented, the Township Council may institute and maintain a civil action: (1) for injunctive relief, and/or (2) to set aside and invalidate any con-

veyance made pursuant to such contract or sale. In any such action, the transferee, purchaser or grantee shall be entitled to a lien upon the portion of the land from which the subdivision was made that remains in the possession of the subdivider or his assigns or successors, to secure the return of any deposit made or purchase price paid, and also a reasonable search fee, survey expense and title closing expense, if any. Such action by the Township shall not be taken except within two years of the date of the recording of the instrument of transfer or within six years of application for permit to build on the land or application for certificate of approval of the subdivision of which the land is a part, if the instrument of transfer was not recorded.

ARTICLE XIII-VALIDITY

1300. The various parts of this ordinance including articles, sections, sentences, clauses, phrases and words are severable; and if any part is held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

ARTICLE XIV-REPEALER

1400. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

ARTICLE XV-EFFECTIVE DATE

1500. This ordinance shall take effect after its adoption and publication according to law.

Neil A. McDonald
President of Council

ATTEST:
Oscar Kaus

Township Clerk
Finally adopted by the Municipal Council on February 14, 1962
and approved by the Acting Mayor on February 15, 1962.