

Introduction

Most development applications that come before municipal planning boards and boards of adjustment in Morris County are forwarded to the County for review.

The New Jersey County Planning Enabling Act provides for the review and approval of many types of development applications by the County Planning Board. All subdivision applications must be submitted to the County for review and approval. In Morris County, minor subdivisions, which do not front on County roads, are deemed exempt from formal review. In addition, all site plans which front on County roads and/or have impervious areas of one acre or more must be submitted to the County for review and approval. Site plans of less than one acre of impervious area are deemed exempt from formal review if they do not front on a County road.

Sketch

A sketch represents a conceptual layout of a subdivision or site plan. Submission of sketches, while not required by all municipalities, are helpful to the County review process by giving a preview of formal plans that are likely to be submitted in the future. They also give an opportunity for possible design changes to be suggested before detailed engineering is undertaken.

Preliminary Plat

A preliminary plat is a set of detailed drawings showing lot lines, road alignments, dimensions, contours, drainage systems, water lines, sanitary sewers and other details as applicable. Approval of the preliminary plat is a prelude to construction.

Final Plat

A final plat follows the preliminary plat approval and becomes a legal record of the subdivision. It is a map of the subdivision which shows the exact dimension and direction of each lot line. The approved final plat is filed at the Office of the County Clerk where it remains a permanent legal record.

Minor Subdivision Plat

A minor subdivision plat is generally defined as having no more than three to five lots and which does not require an extension of municipal facilities such as roads, public water or sewer services.

Site Plan

A site plan is the construction drawing for the development and improvement of one lot or parcel, usually for single uses such as an office building, retail store or condominium housing.