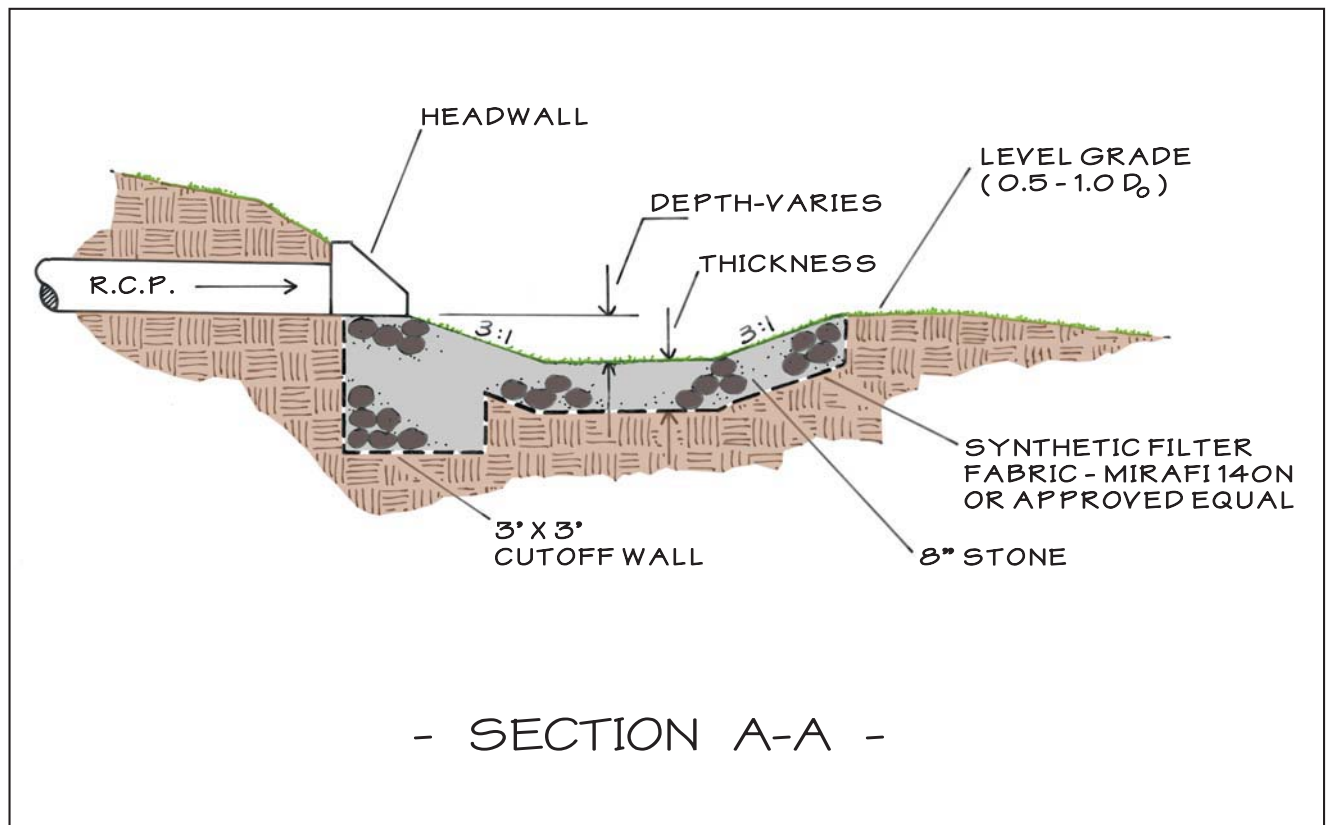


Land Development Standards Morris County, New Jersey



The Board of Chosen Freeholders
of the County of Morris

Prepared by the Morris County Planning Board

Land Development Standards of the County of Morris, New Jersey

Adopted by the
Morris County Board of Chosen Freeholders

September 23, 1998, as Amended May 12, 2004

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INTRODUCTION

The New Jersey County Planning Act, N.J.S.A 40:27-1 et seq., provides statutory authority for the County Planning Board to require the submission, review and approval of all subdivision and certain site plan applications. Pursuant to this statute, the Planning Board reviews land development applications for their affect on County transportation and drainage facilities.

The Morris County Land Development Standards present the procedures, standards and requirements that the Planning Board will follow in its review and approval of land development applications. They supersede and replace the Standards adopted May 26, 1971, as amended and adopted through February 24, 1988. It is anticipated that the updating, revision and codification of County requirements for traffic and drainage considerations will improve the County's development review procedures and simplify the preparation of applications by applicants and their professional consultants.

In recent years various state and federal legislation has required the County of Morris to prepare and adopt plans which directly or indirectly relate to land development. Generally, these plans provide for the orderly development of the County, protection of environmental resources and provision of necessary public facilities and services.

The plans adopted pursuant to this legislation in some instances require the County Planning Board to take regulatory action to implement their provisions. In other instances, achievement of County plans will be directly influenced by land development decisions of the County Planning Board. The objectives of these plans can be accomplished in part by providing a mechanism for consistency in project review with the County agencies responsible for their implementation.

In addition, other County agencies have been provided with statutory authority for regulatory and permit approval that directly relate to the land development requirements of the County Planning Board. To avoid the imposition of duplicative, overlapping, or inconsistent requirements by County agencies it is necessary to provide for a coordinated development review procedure.

It is the opinion of the Planning Board, the Board of Chosen Freeholders and other County agencies that these objectives can be achieved in part through the administration of the Morris County Land Development Standards. In some instances, they will be achieved through the application of specific standards or best management practices. In other cases, they will be achieved through the provision of a coordinated and consistent review with the requirements of adopted County plans, and the regulatory standards and permit requirements of other County agencies.

This approach avoids unnecessary or inconsistent requirements by County agencies, and benefits the applicant by requiring agreement on a solution to cite specific design issues early in the development review process. The applicant thereby avoids a situation where he must resubmit for Planning Board approval because of subsequent requirements of other County agencies. The end result is a more efficient, timely and less costly development approval process for the applicant. It also results in a public benefit by providing for the achievement of goals and objectives embodied in adopted County plans and for the efficient implementation of the County's statutory responsibilities.