

LAND USE

104 Attachment 6

Borough of Glen Gardner

TABLE OF RESIDENTIAL STREET DESIGN OPTIONS

Street Type	Options	Lot Width	Spillover Parking	Curb Cuts to Lots (driveways)	Cartway Width Required (feet)	Curbs	Required Cartway If Curbs Needed for Stormwater Management (feet)	Required Right-of-Way Width (feet)
Residential access street (200 ADT for culs-de-sac; 400 ADT for loop streets)	1	None ³	Off-street	Prohibited	18	Not required	20	50
	2	18 to 40 ft.	Off-street	Allowed	20	Required	20	50
	3	18 to 40 ft.	Off-street	Prohibited	26	Required	26	50
	4	40 to 100 ft.	On-street	Allowed	26	Required	26	50
	5	100 ft.	Off-street	Allowed	18	Not required	20	50
	6	Lot > 5 ac.	Off-street	Allowed	16	Not required	18	50
Residential subcollector street (500 ADT or less for one access subcollector; 1000 ADT or less for loop or through subcollectors)	1	None ³	Off-street	Prohibited	20	Not required	22	50
	2	18 to 40 ft.	Off-street	Allowed	22	Required	22	50
	3 ¹	18 to 40 ft.	On-street	Prohibited	28	Required	28	50
			One side only					
	4 ²	18 to 40 ft.	On-street	Prohibited	36	Required	36	50
	5 ²	40 to 100 ft.	On-street	Allowed	36	Required	36	50
	6	100 ft.	Off-street	Allowed	20	Not required	22	50
Residential collector			Off-street	Allowed	20	Not required	22, if vertical curbing is used	60

NOTES:

¹For streets with residential development only on one side, required off-street parking must be provided off-lot in private, common or group parking areas.

²A twenty-six-foot cartway may be permitted with parking allowed on one side only if acceptable to the Planning Board.

³Access roads with no abutting lots.