

JOINT LAND USE BOARD PURPOSE STATEMENT

Harrison Township's Governing Body adopted Ordinance 53-2011 on December 19, 2011. This ordinance eliminated the Zoning Board of Adjustment and combined all functions of the Zoning Board with the Planning Board pursuant to NJSA 4-:55D-25(c). The newly created Board is commonly referred to as the Joint Land Use Board.

The Joint Land Use Board is the municipal body that implements the Land Use ordinances of the Township and oversees the land use policies. The board has nine regular members and up to four alternate members. The Township Mayor and one other member of the governing body sit on the board as regular members as do representatives of other municipal organizations and the general citizenry.

The Joint Land Use Board's duties primarily include the review of applications for development of lands within the Township to ensure compliance with the law, zoning variances, appeals from determinations of the administrative officer, interpretations of ordinances, periodic review of the development plan for the Township and, when appropriate, recommending changes to the zones. The Board also created, with the assistance of professional planners, the Township's Master Plan which is the document that outlines growth for the future of the Township. It is the Board's responsibility to reexamine the Master Plan at least every ten years to ensure that it continues to conform to the Township's long term goals, and make recommendations to the Township Committee if the Board feels that the land use patterns indicate a shift in zoning.

Applications for residential, commercial, institutional and industrial development are submitted to the Joint Land Use Board. The Board, with the assistance of its Solicitor, Professional Engineers and Planner, reviews the development applications and conducts public hearings at which the public is invited to hear about and comment on the proposed development. During the review process, the Board ensures that the proposed development meets the requirements of the Township Ordinances, as well as the Municipal Land Use Law and the Residential Site Improvement Standards of the State of New Jersey, and other state and federal requirements that may be applicable to the project, and within those parameters attempts to ensure a safe and attractive development.

The Joint Land Use Board may also make recommendations to the Township Committee to amend the Land Development Ordinances if it feels that conditions warrant the recommended changes.

The Joint Land Use Board holds regular public meetings on the first and third Thursday evening of each month at 7:30 p.m. The Board has a public comment time at the beginning and end of each meeting at which time the public is invited to speak about issues or matters of concern.