

SITE PLAN WAIVERS

§ 176-6.1. Waiver of site plan. [Added 4-21-2003 by Ord. No. 13-2003]

A. The Planning Board, or in a proper case the Zoning Board of Adjustment, may waive requirements for site plan review if the construction or alteration or change of use of a building or structure does not affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting and other mailers and things which are usual and proper subjects of site plan review.

B. In order to request a waiver of the site plan review, an applicant shall submit an application for a waiver of site plan, along with a record plan of the existing conditions found on the land (or a copy of a record plan previously on file with the municipality) and the required application fee and review escrow. Upon receipt of a complete application package, the Planning Board Secretary will set a date for consideration of the waiver request by the Planning Board.

C. A record plan shall consist of:

(1) A plan, at a scale of either one inch equals 50 feet or one inch equals 20 feet, showing accurately and with complete dimensioning the boundaries of the site and the location of all buildings, structures, uses, parking areas, vegetation, utilities, lighting and other principal features of the subject parcel or lot; and

(2) An architectural record of the existing structures on the site, including at a minimum:

(a) Photographs of all facades.

(b) A copy of the Township Assessor's record card of the property architectural elevations of the building, if they currently exist.

(c) A letter of opinion submitted by a qualified architect, registered in the State of New Jersey, stating the historical period and building style of the existing building.

D. The applicant shall file with the Planning Board Secretary (or the Zoning Board of Adjustment Secretary) 16 copies of the required record plan and supporting documents. The appropriate Board Secretary, upon determination that the submission is complete, shall distribute copies as applicable to the following municipal agencies, along with a request for comments or objection to a waiver of site plan review:

(1) Planning Board Engineer.

(2) Environmental Committee.

(3) Board of Fire Commissioners.

(4) Tax Assessor.

(5) Township Construction Official.

(6) Planning Board office.

(7) Board Solicitor.

(8) Zoning Officer.