

PLANNING BOARD PURPOSE STATEMENT

The Planning Board is the municipal body that implements the Land Use ordinances of the Township and oversees the land use policies. The board has eleven members of which nine are regular members, and two are alternates. 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 Planning Board's duties include the review of applications for development of lands within the Township to ensure compliance with the law, 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 six 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 Planning 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 complies with the Municipal Land Use Law and the Residential Site Improvement Standards of the State of New Jersey and within those parameters attempts to ensure a safe and attractive development.

The Planning 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 Planning 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 month at which time the public is invited to speak about issues or matters of concern.