

**CONCEPT PLANS  
HARRISON TOWNSHIP JOINT LAND USE BOARD**

The Joint Land Use Board is permitted to conduct informal reviews pursuant to NJSA 40:55D-10.1. Neither the Joint Land Use Board nor the Developer is bound by any concept plan which is reviewed.

The purpose of an informal review is to permit the applicant to submit their plans to the board and the township professionals and to have comments and assessments made of the proposal before filing the actual application.

The following procedure shall be followed for a concept plan:

- The applicant must submit 18 copies of the plan, 18 copies of the Township Land Development Application, and 18 copies of the statement of intent.
- The submission must be received at least 30 days prior to the Joint Land Use Board meeting at which the concept plan is to be presented.
- The plan will be reviewed by the professionals and the board members before the hearing.
- The plan will be discussed at the hearing by the applicant.
- Public notice does not need to be given prior to the concept plan hearing.

The following fees must be paid prior to the concept plan being reviewed:

Application fee (separate check):	\$500.00
Escrow fee (separate check):	\$2,000.00

The amount of any fees for such an informal review shall be a credit towards fees for review of an application for development.

The applicant may choose to meet privately with the professionals before the appearance before the board; however, the applicant may incur additional escrow fees. An signed escrow responsibility form must be submitted with the plans and statement of intent.

The informality of a concept review does not prevent a citizen from addressing the board during the public portion of a meeting.