

ORDINANCE NO: 9-2003

AN ORDINANCE TO AMEND THE CODIFIED LAND DEVELOPMENT ORDINANCES OF THE TOWNSHIP OF HARRISON, SPECIFICALLY CHAPTER 174, ARTICLE I AND ARTICLE IV, MAJOR SITE PLAN TO SET FORTH THE APPLICATION PROCEDURES AND FEES FOR A SITE PLAN REVIEW WAIVER.

BE IT ORDAINED by the Township Committee of the Township of Harrison as follows:

SECTION I. Chapter 174 Article I is hereby amended to add section 174-4.1 Waiver of Site Plan

A. 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.

B. 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:

(3) Photographs of all facades.

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

(5) 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.

C. 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:

- Planning Board Engineer.
- Environmental Committee.
- Board of Fire Commissioners.
- Tax Assessor.
- Township Construction Official.
- Planning Board office.
- Board Solicitor.
- Zoning Officer

SECTION II. Chapter 174 Article IV entitled Fees and Penalties is hereby amended to add section 174-17.2 Site Plan Waiver; Fees. Section 174-17.2 shall read as follows:

174-17.2 Site Plan Waiver; Fees

A. Application Fee. The application fee for a waiver of site plan shall be the sum of \$250.00 to be paid to the Township of Harrison and delivered to the Secretary of the Planning Board (or the Zoning Board of Adjustment) at the time of the application filing. Should the Land Use Board, deny the request for a waiver of site plan review the application fee paid in

conjunction with the application for a waiver request shall be applied towards the Application fee for Site plan review.

B. **Review Escrow.** An escrow fee in the amount of \$700 shall be paid to the Township of Harrison, along with an application for a waiver of site plan review, and submitted to the Secretary of the Planning Board or the Secretary of the Zoning Board of Adjustment at the time the application shall be filed. The Township of Harrison shall hold this sum in escrow, for use in payment of all review fees and inspection fees which are generated as a result of the application. Any sums not utilized in the review or inspection process shall be returned to the applicant. A strict accounting of all sums expended will be provided to the applicant. In the event additional sums shall be required, the applicant shall be notified, in writing, by the Secretary of the Planning Board or the Secretary of the Zoning Board of Adjustment of the required additional amount, and applicant shall promptly submit such additional amount as escrow to the Township of Harrison. In the event the applicant fails within 20 days to submit the additional sums required under the minor site plan application, the application shall be deemed incomplete and held in abeyance until such time as the applicant shall correct the deficiency. In the event there is any deficiency at the completion of all proceedings and hearings, the applicant shall pay all costs in full before the Township of Harrison shall issue any building permit. In following out this procedure, the Secretary of the Planning Board or the Secretary of the Zoning Board of Adjustment shall advise the Construction Official of the deficiency. The Construction Official shall not issue any building permit until all such deficiencies have been paid in full.

SECTION III. VALIDITY: The provisions of this ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION IV. REPEALER: All Ordinances or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION V. ENACTMENT: This Ordinance shall take effect immediately upon posting, publication, approval, filing with the Gloucester County Planning Board and publication in the manner prescribed by law.

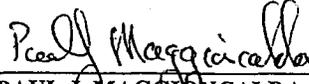
NOTICE

The above Ordinance was introduced and passed on first reading at the meeting of the Township Committee of the Township of Harrison, in the County of Gloucester, held on the 7th day of April 2003, and will be considered for final passage at a meeting to be held by the Township Committee at the Ewan Fire Hall located on Ewan Road in Ewan, New Jersey, at 7:30 PM on the 21st day of April 2003, at which time and place any person interested will be given an opportunity to be heard.

INTRODUCED: 4/7/03

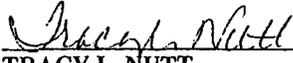
ADOPTED: 4/21/03

TOWNSHIP OF HARRISON
GLOUCESTER COUNTY



PAUL J. MAGGIONCALDA, MAYOR

ATTEST:



TRACY L. NUTT,
ACTING MUNICIPAL CLERK

(TOWNSHIP SEAL)