

City of Lambertville

ORDINANCE NUMBER 05-2017

An Ordinance to Amend the Land Use Ordinance of the City of Lambertville, ARTICLE VI STANDARDS FOR REVIEW OF APPLICATIONS

The Zoning Ordinance of the City of Lambertville, Article 600 is hereby amended as follows:

Section 620.x.1: Completeness Committee

1. Standing Committee on Completeness Review. There shall be a standing committee of the Board, designated as Site Plan Waiver Committee, which shall be responsible for recommending completeness determinations and site plan waivers on planning and zoning board applications as set forth herein.
2. Committee Composition. The Site Plan Waiver Committee shall comprise not less than three (3) planning board or zoning board of adjustment members, nor more than an effective majority of the board. The Chair shall annually appoint the members of each committee for a one (1) year term. Vacancies shall be filled at or by the next regular session of the Board. Not more than one alternate member may serve on any standing committee. The committee shall consist of no more than three (3) regular planning board members, one of whom may be the Construction Official, together with the Zoning Officer and, as needed, the Board Engineer and Board Planner.

Section 620.x.2: Actions to Obtain Completeness and/or Waivers

The Site Plan Waiver Committee shall examine each application in collaboration with the Board's professionals to ascertain that all required check-list items required by municipal ordinance are shown or furnished in the application or accompanying documents, or that otherwise a waiver has been requested. If all check-list items are provided and no waivers requested the application shall be deemed complete and the applicant shall be so notified. If waivers are requested as to any items the Committee shall recommend that the full Board grant or deny said waivers, with or without conditions, as to the application at its next regularly scheduled or special meeting. The Board shall at its next ensuing regularly scheduled or special meeting held not later than 45 days from the date of submission of such application with the Committee's recommendations, decide whether to grant or deny the waiver or waivers requested and to declare the application with waivers complete, and the applicant shall be notified promptly. If an application is neither found to be complete nor found to be incomplete

and the applicant is notified of the deficiencies within 45 days from the date of filing, the application shall be deemed to be complete as of the 45th day following the date of the submission.

Section 620.x.3: No Limit on Other Board Powers.

Nothing herein shall otherwise limit the power of the Board having jurisdiction to grant appropriate waivers, including waivers for submissions in other contexts, as provided in the Municipal Land Use Law and the City's Ordinances, such as waivers coupled with requests for bulk variances or other appropriate relief.

INTRODUCTION AND FIRST READING: January 17, 2017

PUBLIC HEARING: February 21, 2017

ADOPTION: March 21, 2017