

Introduction date: April 24, 2017

Adoption date: May 8, 2017

ORDINANCE NO. 2017 – 7

**TOWNSHIP OF EASTAMPTON
BURLINGTON COUNTY**

**AN ORDINANCE AMENDING CHAPTER 47 OF THE CODE OF THE TOWNSHIP OF
EASTAMPTON, ENTITLED “LAND USE PLANNING BOARD,” SECTION 47-16
ENTITLED “APPEALS AND APPLICATIONS” TO SPECIFY THE REQUIREMENTS
FOR AN APPLICATION OR APPEAL**

WHEREAS, the Governing Body of the Township of Eastampton has determined it is in the public interest to specify the requirements for an application or appeal to the Township’s Land Use Planning Board

NOW THEREFORE BE IT ORDAINED by the Governing Body of the Township of Eastampton, County of Burlington and State of New Jersey as follows:

SECTION I. Chapter 47 of the Township Code entitled “Land Use Planning Board,” at Section 47-16 entitled “Appeals and applications” shall be deleted and replaced with the following:

§ 47-16. Appeals and applications.

A. The Administrative Officer of the Board shall inform the applicant/appellant of the steps to be taken to initiate proceedings and of the regular meetings dates of the Board.

B. The applicant/appellant shall obtain all necessary forms from the Administrative Officer of the Land Use Planning Board.

C. Appeals to the Land Use Planning Board may be taken by any interested party affected by any decision of a Township official based on or made in the enforcement of Chapter 540, Zoning, or Official Map. Each appeal shall be taken within 20 days by filing a notice of appeal with the official from whom the appeal was taken, together with three copies of such notice with the Administrative Officer of the Land Use Planning Board. Such notice of appeal shall specify the grounds for the appeal. The official from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

D. Three copies of an application in the form attached as schedule "A" for the exercise of the Board's power pursuant to Subsection I(2), (3), (4), (5) or (6) of § 47-10 shall be completed and filed with the Administrative Officer of the Land Use Planning Board.

E. The applicant/appellant shall also provide a certification from the Township Tax Collector that no taxes or assessments for local improvements are due or delinquent on the property for which the application is made.

F. An application/appeal will not be complete until a completed application/appeal, the required certification, and all application and escrow fees have been provided to the Administrative Officer. The regulations set forth in § 460-5A(6), with respect to the failure to pay property taxes and/or assessments, shall apply to the Land Use Planning Board review of applications. The regulations set forth in § 460-58F, with respect to the payment of escrows and the effect on the approval process, shall also be applicable to Land Use Planning Board review of the application.

G. At the time of filing the appeal or application, the applicant shall also file all relevant plot plans, maps or other papers.

H. An appeal shall stay the decision appealed from, unless the official from whose decision the appeal is taken certifies to the Land Use Planning Board, after the notice of appeal shall have been filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by an order of the Superior Court of New Jersey upon notice to the official from whom the appeal is taken and on good cause shown.

I. The Land Use Planning Board may reverse or affirm, wholly or partly, or modify the action, order, requirement, decision, interpretation or determination appealed from and, to that end, have all the powers of the official from whom the appeal is taken.

SECTION II.

appealed from and, to that end, have all the powers of the official from whom the appeal is taken.

SECTION II.

All ordinances or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

SECTION III.

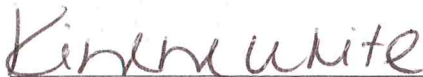
In the event any section, part or provision of this Ordinance shall be held unconstitutional or invalid by any Court, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance other than the part held unconstitutional or invalid.

SECTION IV.

This Ordinance shall take effect immediately upon its final passage and publication as required by law.

SECTION V.

The Borough Clerk is hereby directed, upon adoption of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted as required by New Jersey law.



KIM-MARIE WHITE
Municipal Clerk



JAY SPRINGER
Mayor

Introduction 04.24.2017

Council	Motion	2nd	Ayes	Nays	Abstain	Absent
Councilman Adams	X		X			
Councilman Edson			X			
Councilman Apgar		X	X			
Councilman Zeno						X
Mayor Springer			X			
		VOTE	4	0		

Adoption 05.08.17

Council	Motion	2nd	Ayes	Nays	Abstain	Absent
Councilman Adams						
Councilman Edson		X	X			
Councilman Apgar	X		X			
Councilman Zeno			X			
Mayor Springer			X			
		VOTE	4	0		

SCHEDULE A

Eastampton Township

LAND USE PLANNING BOARD RESIDENTIAL APPLICATION SUPPLEMENTAL INFORMATION PACKAGE

Date _____ Block _____ Lot _____

Property Location (Address) _____

Property Zoning District _____

Property Owner _____

Telephone _____

Email _____

Contractors Name _____

Telephone _____

Email _____

Contractors Address _____

Size of Lot _____ sq. ft./acres

SEPTIC/PUBLIC SEWER (please circle)

WELL/PUBLIC WATER (please circle)

Homeowners Association Approval (if applicable) _____

PROJECT DESCRIPTION (Type of work desired – Add additional pages as necessary)

Signature of Owner

Name of Individual to be notified _____

Email Address and Phone Number _____

Eastampton Township

The following should be submitted as part of the application:

DECKS, PATIOS, SHEDS (less than 200 square feet), GAZEBOs, AND DRIVEWAYS

- Application
- Application fee
- Survey showing existing conditions on site and proposed improvements, including structures, sheds, patios, driveways, walkways, pools, water and sewer services or well/septic locations, etc. The dimensions and square footage for the improvements; the setbacks from property and right-of-way lines; any easements; and the locations of downspouts and flow arrows for direction of runoff should be provided on the survey. **(Survey must show spot elevations of existing and proposed conditions, unless built on grade. On-grade patios must specify pitch away from structure)**
- A rendering or spec sheet of the proposed improvement.
- Photographs

RESIDENTIAL DWELLINGS, GARAGES, SHEDS (200 square feet or greater) AND/OR ADDITIONS

- Application
- Application fee
- Survey showing existing conditions on site and proposed improvements, including structures, sheds, patios, driveways, walkways, pools, water and sewer services or well/septic locations, etc. The dimensions and square footage for the improvements; the setbacks from property and right-of-way lines; and any easements should be provided on the survey.
- Grading Plan showing basement and finished floor elevations of the proposed and existing buildings. The plan should also indicate existing and proposed grades on the adjacent property, downspout locations, flow arrows and grading tie in to the adjacent properties.
- A rendering/floor plan of the proposed improvements.
- Photographs

Complete areas below as appropriate

- A. Area of lot _____ Sq. Ft.
- B. Area of existing Primary Residence _____ Sq. Ft.
- C. Area of existing Accessory Structures _____ Sq. Ft.
(i.e. sheds, garages, etc.)
- D. Area to be constructed or improved _____ Sq. Ft.

E. Area of existing paved surfaces on lot _____ Sq. Ft.
(i.e. area of paved driveway, walkway to house, excluding public sidewalk)

F. Area of proposed paved surfaces _____ Sq. Ft.
(e.g. new driveway, walkways, patios, etc.)

OFFICIAL USE ONLY

Principal Building Coverage	_____	%
Accessory Building Coverage	_____	%
Impervious Area Coverage	_____	%
Floor Area Ratio	_____	%

Zoning Denial Date: _____

Application Denied for reasons : _____

Zoning Officer / Date

Comments:

