

**ARTICLE VII  
SITE PLAN REVIEW**

**Sec. 701 PURPOSE**

The purpose of this Section is to list the requirements for site plan review by the Planning Commission in compliance with the provisions and standards of this Ordinance.

**Sec. 701:1 SITE PLAN SUBMISSION.**

1. A site plan shall be submitted to the Planning Commission in conjunction with the following (refer also to Paragraph 2 below):
  - a. All permitted uses in the PS, C-1, C-2, C-3, HAR, G-I, CON, AP and BTI Districts other than those approved by the Zoning Administrator (See Sec. 701:1.2). *(Amended Ord. 101, eff 11/27/01 and Ord 110, eff 12/27/04) (Amended Ord 121, eff 10/24/08)*
  - b. Conditional Uses in any District. A change in the use or expansion of an approved conditional use shall also require site plan review. (Note: The substitution of an approved conditional use for a like use shall not require new site plan review by the Planning Commission. For instance, grocery store being replaced by a grocery store, hardware store by hardware store, etc.).
  - c. All multiple family residential developments.
  - d. Wherever site plan review is required by this Ordinance.
2. In the case of site plans which fall under the requirements of Section 701:1.1, the Zoning Administrator shall review and approve the following site plans without their submission to the Planning Commission, except in those cases where the applicant so requests, the Planning Commission so requests, or the Zoning Administrator so requests; then the site plan shall be reviewed by the Planning Commission before final action is taken by the Zoning Administrator:
  - a. The proposed development represents an expansion of an existing use which does not exceed twenty-five (25%) percent of the gross building/business area of said existing use, or
  - b. The proposed development represents a change from one principal permitted use to another, and includes new buildings being constructed or expansion of existing buildings if they so meet the above percent of gross building/business area. *(Amended Ord. 101, eff 11/27/01)*
  - c. Structure Mounted Wind Energy Turbines (SMWET) and Small Wind Energy Turbines (SWET). See Article VI-B. *(Amended Ord. 123, eff 12/21/09)*

**Sec. 701:2 SITE PLAN REQUIREMENTS.**

1. Site plans shall be prepared in a clear and orderly manner and shall include the following information *(Amended Ord. 108, eff 11/25/03)*
  - a. Property description.
  - b. Current zoning of subject property.
  - c. Brief description of proposed use.
  - d. A scale of not less than 1" = 50'. *(Amended Ord. 101, eff 11/27/01)*

- e. Date and north arrow.
  - f. The name and address of the person who prepared the site plan.
  - g. The location of all existing structures within one-hundred (100) feet of the site's boundaries.
  - h. Names and rights-of-way of streets which abut the property.
  - i. Dimensions of property lines, setbacks, and size of existing and proposed buildings and structures.
  - j. The location and description of existing and proposed:
    - (1) Drives and parking areas in compliance with Article VIII.
    - (2) Surface drainage facilities.
    - (3) Signs and lighting, in compliance with Article IX.
    - (4) Fences and landscaping.
    - (5) Public and private utilities.
    - (6) Chemical and fuel storage tanks and containers.
    - (7) Storage, loading, and disposal areas for chemicals, hazardous substances, and salt.
    - (8) Easements.
  - k. The size in acres or square feet of the subject property.
  - l. Other information deemed necessary to make a proper determination to ensure compliance with this Ordinance.
2. No site plan shall be approved until same has been reviewed by the Zoning Administrator in coordination with the Fire Department, the Sheriff's Department and the Township's Water and Sewer Department for compliance with the standards of the respective departments. The Planning Commission shall have the right to waive submission of any of the site plan information if the Commission determines said information is not necessary in making a determination. Waiver of information shall be at the request of the applicant.
  3. In the process of reviewing the site plan, the Planning Commission shall consider the purposes, objectives and requirements of this Ordinance, with particular attention to the following:
    - a. Driveways: The location, number, and design of driveways providing vehicular ingress and egress from the site and their relationship to adjacent streets, traffic patterns and the separation of pedestrian from vehicular traffic. In certain cases where driveway activity may reduce the traffic carrying capacity of a street, shared access may be recommended. *(Amended Ord. 108, eff 11/25/03)*

- b. **Parking and Internal Circulation:** The arrangement of parking areas and aisles which promote safe and convenient traffic maneuvers and separate pedestrian from vehicular traffic. See also Sec. 801:2.
- c. **Site Compatibility:** The development of harmonious relationships between the site and existing and prospective uses of contiguous land and adjacent neighborhoods, with respect to landscaping, buffering, surface water drainage and noise.
- d. **Site Environment:** The relation of the proposed development and its potential impacts on the natural environment, including topography woodlots, sand dunes and water features.
- e. **Potential for Pollution:** Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby water bodies.

**Sec. 701:3 CHANGES TO APPROVED SITE PLANS.**

Any changes to a site plan previously approved by the Planning Commission or Zoning Administrator shall be mutually agreed to by the landowner (or his representative) and the Planning Commission or Zoning Administrator, whichever first approved the site plan.

**Sec. 701:4 TIME LIMIT FOR APPROVED SITE PLANS.**

A site plan approval granted pursuant to this Article shall be valid for one (1) year from the date of approval.

The Planning Commission shall have the authority to revoke any site plan approval after the applicant has failed to comply with any of the applicable requirements in this Article or any other applicable sections of this Ordinance.

**Sec. 701:5 IMPROVEMENTS; FINANCIAL GUARANTEES.**

To insure compliance with the zoning ordinance and any conditions imposed thereunder, the Planning Commission or Zoning Administrator, whichever first approved the site plan, may require that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the Township covering the estimated cost of the improvements associated with the use for which site plan approval is sought, be deposited with the Treasurer of the Township to insure faithful completion of the improvements.

**Sec. 701:6 REQUIRED IMPROVEMENTS PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.**

In approving a site plan, the Planning Commission or Zoning Administrator, whichever first approved the site plan may, in addition to other matters, require that all or any part of the improvements, buildings or other elements approved be constructed and completed prior to the issuance of an occupancy permit.

In the event these buildings, structures, improvements and other elements are partially completed to a point where occupancy will not impair the health, safety and general welfare of all parties concerned, then the Building Inspector may grant an occupancy permit on such reasonable conditions relating to completion as the Planning Commission or Zoning Administrator shall establish. The Building Inspector may, at his discretion, decline to determine whether or not such occupancy permit should be granted, and, instead, refer the decision thereon to the Planning Commission.