

Explanation: This Ordinance amends Chapter XV entitled, "Land Use Procedure and Development" by removing approval by the Sewerage Authority and the Board of Health as a pre-requisite for Land Use Applications to either the Planning Board or the Zoning Board of Adjustment within the Township of Warren.

**TOWNSHIP OF WARREN
ORDINANCE NO. 13-04**

AN ORDINANCE AMENDING CHAPTER XV OF THE REVISED GENERAL ORDINANCES ENTITLED "LAND USE PROCEDURE AND DEVELOPMENT" BY REMOVING APPROVAL BY THE SEWERAGE AUTHORITY AND THE BOARD OF HEALTH AS A PRE-REQUISITE FOR LAND USE APPLICATIONS TO EITHER THE PLANNING BOARD OR THE ZONING BOARD OF ADJUSTMENT WITHIN THE TOWNSHIP OF WARREN

BE IT ORDAINED, by the Township Committee of the Township of Warren, County of Somerset, State of New Jersey that Chapter XV of *The Revised General Ordinances of the Township of Warren* entitled, "Land Use Procedure and Development" is hereby amended as follows:

SECTION I. Section 15-6.3 entitled, "Minor Subdivision - Completeness Checklist and Plat Details" is hereby amended by removing items 10 and 11 from the "Minor Subdivision- Completeness Checklist and Plat Details." The remaining items on the checklist shall be renumbered to reflect this change.

SECTION II. Section 15-6.4 entitled, "Minor Site Plan Completeness Checklist and Plat Details" is hereby amended by removing items 7 and 8 from the "Minor Site Plan Completeness Checklist." The remaining items on the checklist shall be renumbered to reflect this change.

SECTION III. Section 15-6.5 entitled, "Watercourse Protection Area Completeness Checklist and Plat Details" is hereby amended by removing items 10 and 11 from the "Watercourse Protection Area Completeness Checklist." The remaining items on the checklist shall be renumbered to reflect this change.

SECTION IV. Section 15-6.6 entitled, "Preliminary Major Subdivision Completeness Checklist and Plat Details" is hereby amended by removing items 10 and 11 from the "Preliminary Major Subdivision Completeness Checklist." The remaining items on the checklist shall be renumbered to reflect this change.

SECTION V. Section 15-6.8 entitled, "Preliminary Site Plan Completeness Checklist and Plat Details" is hereby amended by removing items 10 and 11 from the "Preliminary Site Plan Completeness Checklist." The remaining items on the checklist shall be renumbered to reflect this change.

SECTION VI. Section 15-6.10 entitled, "Board of Adjustment Completeness Checklist Variance Application Not Involving a Subdivision or Site Plan Application" is hereby amended by removing items 6 and 7 from the "Board of Adjustment Completeness Checklist." The remaining items on the checklist shall be renumbered to reflect this change.

SECTION VII. Section 15-6 entitled, "Standards For Complete Application And Plat Details" shall be amended by adding the following subsection:

15.6-11 Post-Approval Compliance. Notwithstanding anything to the contrary contained in 15-6.1 through 15-6.10, obtaining a certification and/or waiver from the Warren Township Sewerage Authority and the Warren Township Board of Health shall be a condition precedent to the issuance of any and all building and/or construction permits under Chapter 8. The certifications or Waivers shall be submitted to the Construction Code Official prior to the issuance of any and all building and/or construction permits.

SECTION VIII. Interpretation: This Ordinance shall be so construed as not to conflict with any provision of New Jersey or Federal law. The provisions of this Ordinance shall be cumulative with, and not in substitution for, all other applicable zoning, planning, and land use regulations.

SECTION IX. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Warren for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55d-64. The Planning Board is directed to make and transmit to the Township Committee within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION X. All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SECTION XI. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION XII. This Ordinance shall take effect immediately upon adoption and final publication according to law

Note to Codifier: Deleted provisions indicated by brackets [].
New provision indicated in underline _____.

ATTEST:

TOWNSHIP OF WARREN



Patricia A. DiRocco, RMC
Township Clerk

By: 

Victor J. Sordillo, Mayor

INTRODUCED April 4, 2013

ADOPTED May 16, 2013

EFFECTIVE May 23, 2013