

55-154. MINOR SITE PLAN. [Amended 2-16-88 by Ord. No. 1988-5; :10-17-88 by Ord. No. 1988-37; 3-20-95 by Ord. No. 1995-15 § 7; 8-5-96 by Ord. No. 1996- 27 § 7; Ord. No. 1996-28 § 8]

Notwithstanding any provisions herein to the contrary, minor site plan approval may be sought for development as required pursuant to § 55-141 of this chapter, or as otherwise herein required under the following procedures and conditions:

- A. At least five (5) weeks prior to the meeting of the municipal agency, the developer shall file with the secretary of the municipal agency the requisite number of complete applications, accompanied by the fees prescribed in Article III hereof.
- B. The survey or plat submitted shall be current and certified by a land surveyor licensed in the State of New Jersey. The minor site plan or plat shall be prepared by an engineer, planner, architect, or surveyor in accordance with the provisions of the Municipal Land

Use Law (N.J.S.A. 50:55D-1, et seq.). It shall include the boundaries of the property, shall delineate all buildings, the square footage and dimensions thereof, shall show all fences, curbs, sidewalks, sewer facilities and other physical features, both existing and proposed. The proposed parking and loading areas shall also be indicated. The map must include certification for the signature of the Chairperson, Board Engineer and Board Secretary.

- C. Minor site plan applications shall be granted or denied within forty-five (45) days of completeness determination, or within such additional time as may be consented by the developer.
- D. Applications for minor site plan approval shall require a public hearing, notice and publication as provided herein.
- E. The zoning requirements and general terms and conditions, whether conditional or otherwise, upon which minor site plan approval was granted, shall not be changed for a period of two (2) years after the date of minor site plan approval.
- F. The site development plan meets the following criteria:
 - (1) No off-site improvements are proposed or required.
 - (2) Alterations or additions to the structure will not increase the enclosed and roofed floor area by more than fifteen hundred (1,500) square feet.
 - (3) The development plan does not involve the installation of any road improvements or require new or expanded ingress or egress from a county or State roadway.
 - (4) The development plan does not change the construction of Township drainage facilities, does not involve the expansion of public facilities, and

does not adversely affect the development of any adjoining properties.

- (5) The development plan does not require soil disturbance of five thousand (5,000) square feet or more.