

ORDINANCE NO. 2473

AN ORDINANCE AMENDING CHAPTER XL SECTION 40-701
OF THE CODE OF THE BOROUGH OF ROSELLE PARK ENTITLED
APPROVAL BY CERTAIN BOARDS REQUIRED.

SECTION 1:

- A. Pursuant to the provisions of N.J.S.A. 40:55D-37, approval by subdivision plats by resolution of the Planning Board shall be required as a condition precedent for the filing of such plats with the Union County Register's office. Approval of site plans by resolution of the Planning Board shall be required as a condition precedent to the issuance of a building permit, zoning permit or certificate of occupancy for any alterations, additions or change in use of any existing structures or construction of new structures or construction, alteration, addition or commencement of or to a conditional use, provided that the resolution of the Board of Adjustment shall substitute for that of the Planning Board whenever the Board of Adjustment has jurisdiction over a subdivision or site plan pursuant to Section 40-211B.
- B. Subdivisions for individual lot applications for detached one- or two-dwelling-unit buildings shall be exempt from site plan review and approval.
- C. The Zoning Officer may issue a zoning permit and waive site plan review and approval for alterations to existing buildings where the alteration will not change exterior building dimensions, the use is permitted in the zone district, the alterations will not increase the parking requirements and/or the changes do not cause any other more stringent conditions to be imposed. The Zoning Officer, in order to make such determinations, may require the submission of any proofs, documentation, plans and the like which he deems necessary to determine compliance with these conditions. If the Zoning Officer is not satisfied as to an applicant's fulfillment of such conditions or if he should determine that site plan review and approval is necessary, he shall not grant a waiver of site plan requirements.
(1980 Code § 128-39; amended by Ord. No. 1113; Ord. No. 1348; Ord. No. 2232 § I)

SECTION 2: If any section or portion of a section of this Code shall be invalid for any reason, such invalidity shall not affect the validity of the remaining sections or portions of this Ordinance.

SECTION 3: All ordinances or parts of ordinances, to the extent that they are inconsistent herewith, are hereby repealed.

SECTION 4: This amendment to the Code of the Borough of Roselle Park shall become effective upon publication and in accordance with law.