

O: 2014-17

AN ORDINANCE OF THE TOWN OF PHILLIPSBURG, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING CHAPTER 360 OF THE CODE OF THE TOWN OF PHILLIPSBURG ENTITLED LAND USE PROCEDURES TO ADD A NEW SECTION REGARDING INFORMAL REVIEW

BE IT ORDAINED by the Town Council of the Town of Phillipsburg, County of Warren, State of New Jersey as follows:

Section A

Chapter 360 entitled, “Land Use Procedures” Article I, *Planning Board* is hereby amended by creating a new section 360-9.1 entitled “Informal Review” as follows:

§360-9.1 Informal Review

At the request of the developer, the Planning Board shall grant an informal review, limited to no more than thirty (30) minutes, of a concept plan for a development for which the developer intends to prepare and submit an application for development. This step is optional and is recommended by the Planning Board. The concept plan is designed to enable the Planning Board and the applicant to discuss and evaluate principles and potential problems involved before the applicant has gone to the expense of completing detailed engineering drawings as required for further processing of the development application. The developer shall not be bound by any concept plan for which review is requested, and the Board shall not be bound by any such review.

Section 360-47 entitled “Nonrefundable application fees” is hereby amended by adding a new subsection “M” as follows:

§360-47(M) Informal Review-\$250.00

Section 2:

Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 3:

Repealer. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

Section 4:

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

ATTEST:

TOWN OF PHILLIPSBURG

VICTORIA L. KLEINER,
Acting Municipal Clerk

HARRY L. WYANT
Mayor

DATED:

CERTIFICATION

I, Victoria L. Kleiner, Acting Municipal Clerk for the Town of Phillipsburg, do hereby certify that the foregoing is a true copy of an Ordinance duly adopted by the Town Council at their June 17, 2014 meeting.

VICTORIA L. KLEINER,
Acting Municipal Clerk