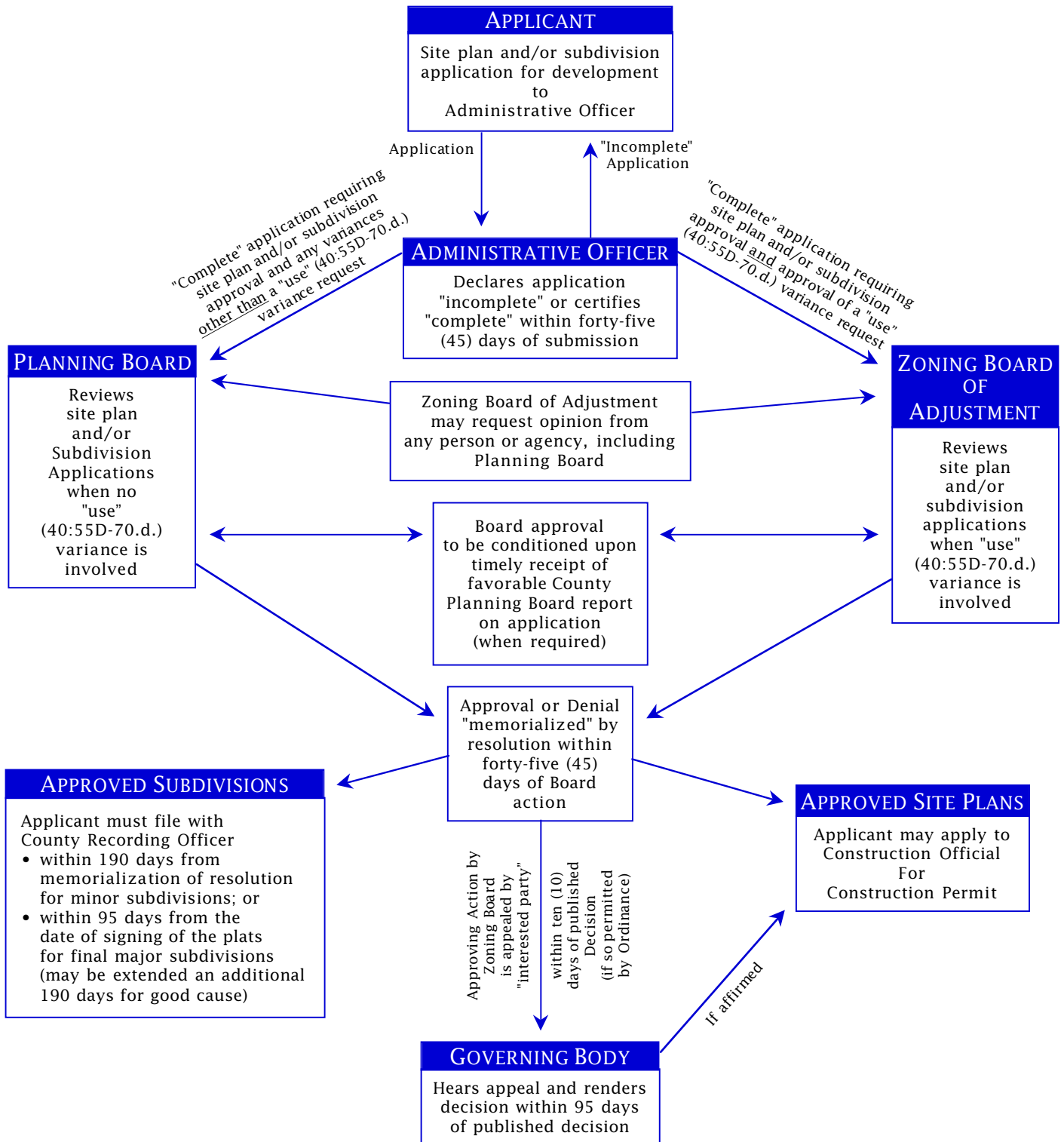


SUBDIVISION AND/OR SITE PLAN REVIEW PROCEDURES UNDER THE MUNICIPAL LAND USE LAW

N.J.S.A. 40:55D-1, et. seq.
As Of January 1997



NOTE: This flow chart is limited to the procedural process of reviewing site plans and/or subdivision development applications. For this reason, the additional powers granted to Planning Boards and Zoning Boards of Adjustment are not included.

SUBDIVISION AND/OR SITE PLAN REVIEW PROCEDURES UNDER THE MUNICIPAL LAND USE LAW

N.J.S.A. 40:55D-1, et. seq.
As Of January 1997

*Continued
Details of Review*

PLANNING BOARD

Prescribed time for action from date application is certified "complete" by Administrative Officer:

1. Forty-five days for:
 - a. minor subdivisions
 - b. minor site plans
 - c. preliminary major subdivisions of ten (10) lots or less
 - d. final major subdivisions
 - e. preliminary major site plans of ten (10) acres or less or ten (10) dwelling units or less
 - f. final major site plans
2. Ninety-five (95) days for:
 - a. preliminary major subdivisions of more than ten (10) lots
 - b. preliminary major site plans of more than ten (10) acres or more than ten (10) dwelling units
3. Exceptions:
 - a. If application involves variances or issuances of permits for a structure either in the bed of a street or other reserved public area (40:55D-34) or for a structure not related to a street (40:55D-35), time for action is one hundred twenty (120) days.
 - b. If application involves conditional use approval, time for action is ninety-five (95) days.
 - c. All times may be extended with the consent of the applicant.

ZONING BOARD OF ADJUSTMENT

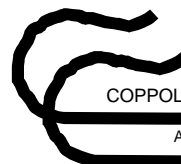
Prescribed time for action from date application is certified "complete" by Administrative Officer:

1. One hundred twenty (120) days for:

All subdivision and/or site plan applications reviewed and acted upon simultaneously with a "use" (40:55D-70.d.) variance request.
2. Exceptions:
 - a. If subdivision and/or site plan review occurs after a "use" (40:55D-70.d.) variance approval, the time for action by the Zoning Board of Adjustment shall be as specified for the Planning Board, considering the type of approval sought and whether any variance (other than a "use" [40:55D-70.d.] variance) is involved.
 - b. All times may be extended with the consent of the applicant.

Planning • Zoning • Site Design • Ecology

Richard T. Coppola
Cindy D. Coppola
Principals



COPPOLA & COPPOLA ASSOCIATES

A Professional Corporation

218 North Post Road • Lawrenceville • New Jersey • 08648
Telephone (609)275-5959 Telefax (609)275-1313