

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:

SECTION 1. Chapter 270 of the Code of the Borough of Laurel Springs, and the Downtown Business District Redevelopment Plan, the White Horse Pike Corridor Redevelopment Plan, and the Laurel Road Overlay District, are each hereby amended and supplemented with the addition of Section 270-23, Zoning Permits, to the Zoning Code of the Borough of Laurel Springs as follows:

Section 270-23. Zoning Permits.

A. DEFINITION.

"Zoning Permit" means a document signed by the administrative officer which either (a) is required by ordinance as a condition precedent to the commencement of a use, or a conversion of any use to any other use, or involves the erection, construction, reconstruction, alteration, or conversion of a structure or building; and (b) acknowledges that such use, structure or building complies with the provisions of the Municipal Zoning Ordinance, or variance therefrom authorized by a municipal agency pursuant to the Municipal Land Use Law ("MLUL") N.J.S.A. 40:55D-47 and 57 (Certificate of Completion).

"Zoning Officer" is the administrative officer appointed by the Borough who shall be responsible for interpreting, administering, and enforcing this section, and for the issuance of Zoning Permits and Certificates of Completion as defined herein.

B. ZONING PERMIT REQUIREMENT

(1) A Zoning Permit shall be required in the Business and Industry Zone as defined in the Borough of Laurel Springs Zoning Code, Chapter 270-8; and in the Downtown Business District Redevelopment District, the White Horse Pike Corridor Redevelopment District, and the Laurel Road Overlay District, and under circumstances stated herein in the Residential District as defined in Chapter 270-6, as a condition precedent to

(a) the commencement of a use, or the conversion of any use to any other use (even if no new construction is planned for the use or conversion), or any change in tenancy, use or ownership (even if tenancy shall not change) of any nonresidential building, structure, or premises, or part thereof; and

(b) the erection, construction, reconstruction, alteration, or conversion of a structure or building.

(2) A Zoning Permit shall continue to be required (a) for Home Occupations (as defined in Laurel Springs Zoning Code Chapter 270-7) and (b) for development in the Residential District (as defined in Chapter 270-6) if the proposed work involves a change that results in the need for a variance or exception, the expansion of a nonconforming use, changes in setback requirements or lot coverage, or an increase in the number of dwelling units.

The Zoning Permit issued by the Zoning Officer shall be for the purpose of acknowledging that such proposed use, change of use, erection, construction, alteration or conversion of a structure or building complies with the provisions of the Municipal Zoning Code, or with a variance and/or site plan approval obtained from the Joint Land Use Board of the Borough of Laurel Springs.

C. CERTIFICATE OF COMPLETION

When all conditions of the Zoning Permit have been met, the Zoning Officer shall issue a Certificate of Completion verifying the completion of all requirements of the Zoning Permit, variance and/or site plan approval, including payment of all fees and posting of bonds, obtaining other agency approvals required by the reviewing board, and inspections required by the Borough for issuance of a Certificate of Occupancy.

D. APPLICATIONS; TIME FOR APPROVAL

All applications for a Zoning Permit or Certificate of Completion shall be submitted on forms provided by the Borough, with payment of applications fees established by the Borough, and shall be granted or denied by the Zoning Officer

within fifteen (15) business days after receipt of a completed application. All applications shall include written verification by the Borough Tax Collector stating that all real property taxes and sewer assessments and all tax liens held by the Borough and chargeable to the property for which such application is being made.

E. DENIAL OF APPLICATION

If the Zoning Officer denies the application for a Zoning Permit, the applicant may appeal the decision of the Zoning Officer to the Joint Land Use Board of the Borough of Laurel Springs, and submit such documents as may be required to make application for approval by the Board, including, but not limited to site plan approval or application for variance. Upon review of the Zoning Application and basis for denial, the Board shall have the option to grant a waiver of the requirement to submit a site plan or application for variance and grant the Zoning Permit, or instruct the applicant to proceed with a site plan review or variance application.

F. EXPIRATION OF PERMIT

A Zoning Permit shall be valid or effective for one (1) year from the date of issuance, and it shall thereafter be null and void, unless a Certificate of Compliance has been issued.

G. RELATIONSHIP TO OTHER PERMITS

Nothing herein shall be construed to modify the requirement for applying for and obtaining any other required permits, including construction permits or certificate of occupancy.

SECTION 2. All ordinances or parts of ordinances or plans of redevelopment which are inconsistent with the provision of this ordinance are, to the extent of such inconsistencies hereby repealed.

SECTION 3. This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

The foregoing ordinance was introduced by Mayor and Council of the Borough of Laurel Springs at their meeting of Monday, September 9, 2019. This Ordinance will be considered for adoption on final reading and public hearing to be held on Monday, October 7, 2019, at 7:00 pm at the Laurel Springs Recreation Center, 820 Grand Avenue, Laurel Springs, New Jersey.


Dawn T. Amadio, RMC, Municipal Clerk

The foregoing Ordinance was duly passed and adopted by mayor and Council of the Borough of Laurel Springs after second reading and public hearing thereon, at a meeting held on Monday, October 7, 2019, 7 pm in the Laurel Springs Recreation Center, 820 Grand Avenue, Laurel Springs, NJ 08021.


Dawn T. Amadio, RMC, Municipal Clerk