

REGIONAL PLANNING BOARD OF PRINCETON MINOR SUBDIVISION INSTRUCTION PACKET

The attached packet of information has been prepared to assist you in preparation, submission and procedural requirements for filing an application for minor subdivision. The Regional Planning Board of Princeton reviews applications, where permitted by ordinance, for both the Borough and Township. Copies of the municipal land use code can be obtained from the appropriate clerk's office.

Applicants are always encouraged to meet with the municipal staff prior to filing an application for development. Appointments for such meetings can be arranged through the Planning Board office (609-924-5366) by call and speaking with anyone from the Planning Staff. Along with the application forms and checklists, we have also included a separate list of municipal contacts with names, addresses and phone numbers to assist you in this process.

Please note the following:

IN ORDER TO BE CLASSIFIED AS A MINOR SUBDIVISION, THE PROPOSED SUBDIVISION MUST MEET THE FOLLOWING CRITERIA:

1. Create no more than two lots (including the original tract).
2. Property in question has not been approved as a minor subdivision within the past year.
3. Not involving a planned development, any new streets or the extension of any off tract improvements, the cost of which would be pro-rated pursuant to municipal ordinances.

WHERE TO FILE:

Regional Planning Board of Princeton
400 Witherspoon Street
Princeton, NJ 08540
609-924-5366

Phase I - Pre application review:

Prior to any submission, applicant is encouraged to meet with Planner, Engineer and Zoning Officer to discuss the proposal. Prior to the meeting, the applicant should provide the Planning Office with three draft sets of plans to be distributed to staff prior to the meeting.

Phase II - Submission

Upon receipt of the application, the Assistant to the Planner for the Planning Board will review for the following:

1. that the required number of copies of the application and support documentation is received; including that the applicant has supplied one original application having the original signature/authorization and notary seal if applicable;
2. any signer (applicant and/or owner) acting as either a corporation or LLC must provide additional information indicating that the person signing the application for the corporation or LLC, is authorized to act on the owner's behalf. A letter recognizing the signer from the corporation or LLC or a letter from the attorney is acceptable;

3. required number of plans and reduced plans (exact number located on checklist);
4. payment of application fees (including educational training fee) and escrow fees in two separate checks along with a copy of the escrow agreement and W9 form.

An applicant is advised should any of the above materials be missing. Should there be any doubt regarding the owner of the property's approval/authorization for this application, the clock will not begin until this information has been received by the Planning office.

Phase III - Distribution for Completeness Review

Completeness review is a 45 day period established by the Municipal Land Use Law, to give the municipal staff sufficient time to determine if the applicant meets the requirements of the application checklist and submitted sufficient information for the Board to make an appropriate decision. The Planning Board office uses the following procedure:

1. The application is received and assigned a docket number. This number also acts as the escrow account number for billing purposes by staff and consultants. For Township applications this number is generated by the Planning Office. For Borough applications, the Borough Engineer must provide the escrow number to the Planning Office and it is entered into the application at a later date.
2. A routing sheet is prepared and the packet is distributed to staff who will review the application for completeness. In the Township it is distributed to: Planner, Engineer, Zoning Officer, Fire Official and Deputy Development Officer. The Township Engineer makes the determination should additional review be required by consultants during this time period. In the Borough it is distributed to: Planner, Engineer, Zoning Officer and Fire Official. In all cases, the applicant's contact receives a copy of the routing sheet which advises them when the application was received, distributed and the completeness deadline.

Consultant review: Generally, only the Township uses consultants during the completeness review process. The determination is made by the Township Engineer as to which consultants will provide reports on the application.

3. Once the administrative officer determines whether the application is complete or incomplete, that office (Borough - Borough Engineer; Township - Township Engineer) will issue a letter to the person of contact detailing the status. If the application is determined to be complete, the application proceeds to Phase IV. If the application is incomplete, then a resubmission is required and the steps outlined in Phase III start at number 1.

Phase IV - Complete Application.

Depending upon the type of application and whether variances or a conditional use is involved, the Board has 45 to 120 days to hear the request.

Minor Subdivisions without variances:

1. Since the application has no variances, action must be taken by the Board within 45 calendar days. The Minor Subdivision Subcommittee has the authority to sit as the Board to review and where appropriate approve minor subdivision applications without variances. If the property is in a historic district, review may be required by the appropriate Historic Preservation Committee. Once the application is determined to be complete, the municipal Engineer and Zoning Officer are advised as to when reports are required for hearing. Generally, reports are requested within three weeks from the date that the application is complete.
2. Once the reports are received, the Minor Subdivision Subcommittee is scheduled to review the application and make their decision. This committee is comprised of three members of the Planning Board, the Planner, the Board Attorney and the appropriate municipal Engineer and Zoning Officer. The applicant is advised as to when the meeting is scheduled so they can attend or send their appointed person of contact.
3. If the Minor Subdivision Subcommittee has made their determination and approved the subdivision, the Board attorney drafts the findings of fact and this document is scheduled for the next available Planning Board meeting for adoption by the subcommittee. If the subcommittee requires more information or feels that the Board should take full action, then their report will be sent to the Board to be discussed at the next meeting to determine scheduling or procedure.
4. Once the findings are memorialized, the applicant has 190 days in which to file the minor subdivision. This can be done by deed or map. Prior to signing the filing document, all conditions established in the findings must be met. The Planning Board should receive all materials for distribution to meet these conditions. The Planning Board should also be provided with the final set of subdivision plans which meet all conditions of approval. A written sign off by the municipal Engineer will be required for the Planning Board files prior to any signatures being authorized for filing of the subdivision.

Minor Subdivision with variances:

1. An action on minor subdivisions with variances must take place within 120 calendar days. Once the application is determined to be complete, the municipal Engineer and Zoning Officer are advised as to when reports are required for hearing. Generally, reports are requested within three weeks from the date that the application is complete.
2. Once the reports are received, the Minor Subdivision Subcommittee is scheduled to review the application and make their recommendations to the Planning Board. If the property is in a historic district in the Township, the applicant must also meet with the Historic Preservation Committee. Since the application has variances, the subcommittee does not have the authority to approve applications at the committee level, and a formal hearing is required. The subcommittee is comprised of three members of the Planning Board, the Planner, the Board Attorney and the municipal Engineer and Zoning Officer. The applicant is advised as to when the meeting is scheduled so they can attend or send their appointed person of contact.

In some instances, the Chairman of the Subdivision Subcommittee may determine that the meeting may be waived. Should this be the case, the application is scheduled for the next available Planning Board meeting.

3. The applicant, when scheduled for a Planning Board agenda, will be required to notice adjacent property owners within 200 feet of the parcel and publish in the appropriate newspaper. Information on noticing is included in their packet scheduling them for an agenda.
4. After the Board takes an action, the findings of fact are memorialized. If approved, the applicant must meet the conditions established in the findings. Prior to the signing of the filing document, all conditions established in the findings must be met. The Planning Board should receive all materials for distribution to meet these conditions. The Planning Board should also be provided with the final set of subdivision plans which meet all conditions of approval. A written sign off by the municipal Engineer will be required for the Planning Board files prior to any signatures being authorized for filing of the subdivision.
5. Once the findings of fact are memorialized, the applicant has 190 days in which to file the minor subdivision. This can be done by deed or map.

CONTACTS: The following names and phone numbers are provided to assist you in your filing process:

Lee Solow, PP/AICP
Director of Planning
Regional Planning Board of Princeton
400 Witherspoon Street
Princeton, NJ 08540
609-924-5366

Ilene Cutroneo, LUA
Assistant to the Planner
Regional Planning Board of Princeton
400 Witherspoon Street
Princeton, NJ 08540
609-924-5366

Christopher Budzinski, PE
Borough Engineer
Princeton Borough
One Monument Plaza
Princeton, NJ 08542
609-497-7634

Derek Bridger
Borough Zoning Officer
Princeton Borough
One Monument Plaza
Princeton, NJ 08542
609-497-7634

Robert Kiser, PE/PP
Township Engineer
400 Witherspoon Street
Princeton, NJ 08540
609-921-7077

Peter Kneski
Township Zoning Officer
400 Witherspoon Street
Princeton, NJ 08540
609-921-1359

Andrea L. Quinty, RMC
Princeton Borough Clerk
One Monument Drive
Princeton, NJ 08542
609-924-3118

Linda McDermott, RMC
Princeton Township Clerk
400 Witherspoon Street
Princeton, NJ 08540
609-924-5704

FEE SCHEDULES:

Application fees:

	Borough	Township
Subdivision classification or minor subdivision	\$250.00	\$400.00
Educational Training Fee		\$30.00
Modification of approved subdivisions		\$400.00
Subdivision – Concept Review	\$175.00	\$400.00
Relief or variance Hardship (c-type)	\$375.00	\$150.00 p/variance
Interpretation of Zoning Regulations		\$50.00
Conditional Use	\$375.00	\$300.00
Publication Fee	\$30.00	\$35.00
Historic Preservation Plan Application	\$75.00	\$50.00

Escrow fees:

	Borough	Township
Subdivision classification or minor subdivision	\$2,000.00	\$2,000.00
Modification of approved subdivisions		\$1,500.00
Subdivision – Concept Review		\$100/p lot for first 10 lots; \$75/p lot thereafter, minimum deposit of \$2500
Relief or variance Hardship (c-type)	\$400.00	\$750.00
Interpretation of Zoning Regulations		\$250.00

Escrow fees:

	Borough	Township
Conditional use	\$1,000.00	
Expansion of existing		\$250.00
Deferral of parking requirements		\$1,000.00
Home occupation		\$200.00
Other		\$500.00

revised 12/09