

ORDINANCE No. 2023:02

AN ORDINANCE AMENDING CHAPTER 141 DEVELOPMENT REGULATIONS AND AMENDING SECTION 141-90 ADMINISTRATION AND AMENDING ARTICLE X FEES, SECTION 141-105 FEES ESTABLISHED

WHEREAS, the first step for any development or re-development to a parcel of land or an existing structure is to determine whether the proposed work or action is permitted by the Zoning Ordinance; and

WHEREAS, the Pennsauken Planning Board (the “Planning Board”) and the Pennsauken Zoning Board (the “Zoning Board”) have received an increase in zoning review letters from residents requesting a determination of the zoning; and

WHEREAS, a zoning verification is a review conducted by the zoning office to clarify what the zoning of a specific lot allows; and

WHEREAS, the Township has expressed a need to implement a zoning verification request process to streamline the requests received by the Planning Board and Zoning Board; and

WHEREAS, the Township Committee of the Township of Pennsauken (“Township Committee”) has determined it is in the Township of Pennsauken’s (“Township”) best interest to amend Chapter 141 to include a Zoning Verification Process; and

NOW, THEREFOR, BE IT ORDAINED, by the Township Committee of the Township of Pennsauken, County of Camden, State of New Jersey, that the following Ordinance is hereby adopted so as to amend Chapter 141, Subchapter 141-90 and Article X Fees, 141-105 Fees established, of the Code of the Township of Pennsauken to read as follows (underlined text illustrates additions, strikethrough text illustrates deletions):

141-90 Administration

H. Zoning Verification Process

1. A person or business wishing to receive a Zoning Verification Letter from the Township to verify the current zoning of a particular piece of property and the types of uses that are permitted in that zoning district shall submit a Zoning Verification Request Form pursuant to this chapter.
2. The Zoning Verification Form must be completed up to and including a phone number/e-mail address to contact and notify the applicant. All applications must be complete, including an address of the property in question, block, lot and zone completed on the Zoning Verification Request Form, as well as the specifics of the request being made.
3. The Township will provide a Zoning Verification Letter that contains the following information: the zoning district that applies to the property; the current use of the property if available; the permitted uses for the zoning district that applies to the property; the intent of the zoning district that applies to the property; and the geographical location of the property.
4. The Township should be given at least ten days to review and process the Zoning Verification request and the applicant should not inquire on the status of the application

Commented [1]: Link to Township website.

until after ten full days. Department staff will notify the applicant, as listed on the Zoning Verification Request form, when the Zoning Verification Letter is ready.

5. A person or business submitting a Zoning Verification Request Form must include the fee, consistent with 141-105(B).

Commented [2]: Link to 141-105(B).

141-105 Fees Established

(B) Pennsauken Township Zoning Board of Adjustment fee schedule.

6. All Zoning Verification Requests: \$50 per parcel.

Repealer, Severability, and Effective Date.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall become effective immediately upon adoption and publication in the manner prescribed by law.

TOWNSHIP OF PENNSAUKEN

PAMELA SCOTT-FORMAN,
TOWNSHIP CLERK

ADOPTED:

4893-9635-3352, v. 1