December 16, 2014

City of Burlington
Seeks Resident Interested in Volunteering as the Alternate 2 Member of the Land Use Board

The Mayor shall appoint two alternate members who meet the qualifications of Class IV* members. Alternate members shall be designated at the time of appointment by the Mayor as "Alternate No. 1" and "Alternate No. 2." The terms of the alternate members shall be for two years. An alternate member shall not act on any matter in which the alternate member has either directly or indirectly any personal or financial interest.

Alternate members may participate in discussions or proceedings but may not vote except in the absence or disqualification of a regular member of any class. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.

*Each Class IV member shall hold no other municipal office, position or employment, except that one such member may be a member of the Historic Preservation Commission and one such member may be a member of the Board of Education. For the purpose of this section, membership on a municipal board or commission whose function is advisory in nature, and the establishment of which is discretionary and not required by statute, shall not be considered the holding of municipal office.

Background:

Establishment:

There shall be a Land Use Board established pursuant to and with such powers and duties as are set forth in Chapter 207, Land Development, of the Code of the City of Burlington.

The Land Use Board shall, in accordance with the Municipal Land Use Law, exercise its powers in regard to:

A. Preparation, adoption or amendment of the Master Plan pursuant to N.J.S.A. 40:55D-28 et seq.;

B. Subdivision and site plan review and approval pursuant to N.J.S.A. 40:55D-27 et seq.;

C. Review of the Official Map, pursuant to N.J.S.A. 40:55D-32 et seq.;

D. The adoption of any zoning ordinance, development regulation, revision or amendment thereto; it shall make and transmit to the Common Council, within 35 days after referral, pursuant to N.J.S.A. 40:55D-26 and 40:55D-64, a report including identification of any provisions in the Article VII of this chapter, development regulation, revision or amendment, which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as it deems appropriate;

E. Directing pursuant to N.J.S.A. 40:55D-34 the issuance of a permit for a building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32;

F. Directing pursuant to N.J.S.A. 40:55D-36 the issuance of a permit for a building or structure not related to a street;

G. Granting of approval for a conditional use pursuant to N.J.S.A. 40:55D-67;

H. Hearing and deciding an appeal from any interested party affected by any decision of an administrative officer of the City based on or made in the enforcement of the Article VII of this chapter or Official Map
pursuant to N.J.S.A. 40:55D-72 or as to the existence of a nonconforming structure or use pursuant to N.J.S.A. 40:55D-68;

I. Participating in the preparation and review of programs or plans required by state or federal law or regulation;

J. Assembling data as part of a continuous planning process;

K. Performing such other advisory duties as are assigned to it by ordinance or resolution of Common Council for the aid and assistance of the governing body or other agencies or officers;

L. Granting at the request of a developer, pursuant to N.J.S.A. 40:55D-10.1, an informal review of a concept plan for development. Fees for an informal review shall be a credit toward fees for review of the application for development;

M. Historic preservation in accordance with N.J.S.A. 40:55D-109 et seq. and Article IV;

N. Adopting rules, regulations and procedures with accompanying forms or documents, for the proper administration of these powers, duties and responsibilities;

O. Hearing and deciding requests for interpretation of the Zoning Map or Chapter VII of this chapter or for decisions upon other special questions upon which it is authorized to pass by any Zoning or Official Map ordinance, in accordance with the Municipal Land Use Law;

Purpose:

A. To guide the appropriate use and development of land, in a manner which will promote the public health, safety, morals and general welfare;

B. To secure safety from fire, flood, panic and other natural and man-made disasters;

C. To provide adequate light, air and open space;

D. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons and neighborhoods, and preservation of the environment;

E. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

F. To promote a desirable visual environment through creative development techniques and good civic design and arrangements;

G. To protect and preserve the unique character, identity and historic heritage of historic districts and historic sites;

H. To comport with other such purposes as set forth in N.J.S.A. 40:55D-2.

The Land Use Board meets once per month in the evening. If you are interested in being considered for the Alternate 2 Position for the Land Use Board, please send a letter of interest and resume to: James A. Fazzone, Ed.D., Mayor, City of Burlington, City Hall, 525 High Street, Burlington, NJ 08016.