

Middlesex County Planning Board

RESOLUTION 2024-10

WHEREAS, the Middlesex County Planning Board vests its powers to review site plans and subdivisions to a Development Review Committee, as created by the Site Plan and Subdivision Resolutions in accordance with N.J.S.A. 40:27-6.8; and

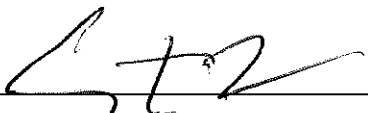
WHEREAS, the Development Review Committee frequently considers requests from County staff and applicants to defer a decision on an application, the action is known as granting an "extension" to a subsequent meeting. The extension allows the applicant additional time to provide plans, documents or other information in support of the application; and

WHEREAS, site plan and subdivision applicants have requested month-to-month extensions for up to one and two years, requiring staff to continue to process the application on a monthly basis, e.g. to obtain recurring extension requests, and generate and distribute the associated DRC report and letter when an application is extended; and

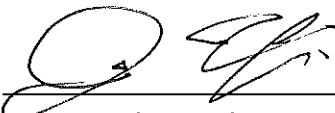
WHEREAS, in the event a requested extension is overlooked, and the Development Review Committee does not take action on the application, the application could be considered approved by default in accordance with the County Enabling Act (N.J.S.A. 40:27-6.7); and

WHEREAS, minimizing the number of monthly extensions for an application will reduce time-consuming management of the application and avoid the risk of an application being approved by default.

NOW, THEREFORE, BE IT RESOLVED, that the Middlesex County Planning Board limit future extensions of site plan and subdivisions to six months, after which time the applicant would be asked to withdraw the application without prejudice and the fees would be credited towards the eventual resubmission of the application. Exceptions to this policy would be considered on a case-by-case basis. The burden will be on the applicant to demonstrate to the County that an exception to this policy is merited.



STEVEN D. CAHN, Esq.
County Planning Board Counsel



Jason Friedman, Chairman (or designee)
Middlesex County Planning Board

Date Adopted: 11/12/24