

R19-80
**RESOLUTION OF THE BOROUGH OF MERCHANTVILLE,
COUNTY OF CAMDEN AND STATE OF NEW JERSEY REFERRING
CERTAIN MATTERS TO THE MERCHANTVILLE JOINT LAND
USE BOARD FOR REVIEW AND RECOMMENDATIONS**

WHEREAS, the Borough of Merchantville is a municipal entity organized under the laws of the State of New Jersey and located in Camden County, New Jersey (“Merchantville”); and

WHEREAS, the Merchantville Joint Land Use Board (“Joint Land Use Board”) is an autonomous entity created by the Borough of Merchantville pursuant to and governed by N.J.S.A. 40:55D-1 et seq.; and

WHEREAS, the statute, N.J.S.A. 40:55D-26(a) requires that, prior to the adoption of a development regulation, revision, or amendment thereto, the municipal Joint Land Use Board shall make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate; and

WHEREAS, the Mayor and Borough Council of the Borough of Merchantville wish to refer to the Merchantville Joint Land Use Board, pursuant to N.J.S.A. 40:55D-26(a), the following issue for discussion as to enactment of an appropriate ordinance addressing the item:

Proposed Changes to Land Use, Construction, / Economic Development Policies, including, but not limited to:

- Fixing instances when site plan review is required, such as eliminating site plan review for every change of permitted use, but requiring it for alteration of grades, changes in on-site circulation, outdoor café seating, and known or suspected contaminated sites.
- Eliminate general categories and instead itemize Permitted, Conditional, and Prohibited Uses in Commercial Districts;
- Move site plan ordinance out of Zoning Ordinance and instead move it to a stand- alone improved site plan ordinance with more design specifications for lighting, trash collection, etc. and more specific bonding requirements;
- Remove reference in Zoning Ordinance of Zoning Officer issuing Certificates of Occupancy, as this is incorrect;
- Amend Chapter 15, Construction Section of Code of Ordinances, require every change of UCC use category (ex. Mercantile to Business) to have a Certificate of Occupancy, as this is required by law; consider this for Change of Ownership and Change of Tenants, as well;
- Update Business Registration Requirements to require proof of valid business registration with the State, Certificate of Good Standing for LLCs, proof of application to County health department and require restaurants to have grease trap for restaurants, etc.).

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Merchantville, that pursuant to N.J.S.A. 40:55D-26(a),

THE BOROUGH OF MERCHANTVILLE

BY: _____
EDWARD F. BRENNAN, MAYOR

ATTEST:

DENISE BROUSE, BOROUGH CLERK

I, **DENISE BROUSE** Borough Clerk of the Borough of Merchantville, do hereby certify the foregoing to be a true and correct copy of the Resolution adopted by Borough Council at a meeting of said Borough Council on August 12, 2019, and that said Resolution passed by a majority vote of the members of Borough Council.

DENISE BROUSE, BOROUGH CLERK