

Planning Board Purpose Statement

The Planning Board is the municipal body that implements the Land Use ordinance of the Township and oversees the land use policies. There is hereby established in Carneys Point Township a Planning Board of nine members consisting of the following four classes pursuant to N.J.S.A. 40:55D-23 and up to four alternate members. Class I, the Mayor or his designee; Class II, one of the officials of the municipality other than a member of the Township Committee; Class III, member of the Township Committee and Class IV, six other citizens of the municipality, members of Class IV shall hold no other municipal office, except that one Class IV member may be a member of the Board of Education. All appointmented by the Mayor.

The Board's duties primarily include the review of applications for development of lands with the Township to ensure compliance with the law, zoning variances, interpretations of ordinance, periodic review of the development plan for the Township and, when appropriate, recommending changes to the zones. It's the Board's responsibility to reexamine the Master Plan at least every 10 years to ensure that it continues to conform to the Township's long term goals, and make recommendations to the Township Committee if the Board feels that the land use patterns indicate a shift in zoning.

Applications for residential, commercial, institutional and industrial development are submitted to the Board. The Board, with the assistance of its Solicitor, Professional Planner and Engineer, review the development applications and conducts public hearings at which the public is invited to hear about and comment on the proposed development. During the review process, the Board ensures that the proposed development meets the requirements of the Township Ordinances, as well as the Municipal Land Use Law and the Residential Site improvement Standards of the State of New Jersey, and other state and federal requirements that may be applicable to the project, and within those parameters attempts to ensure a safe and attractive development.

The Board may also make recommendations to the Township Committee to amend the Land Development Ordinances if it feels that conditions warrant the recommended changes.