

DUNELLEN BOROUGH ORDINANCE #05-13

Technical Review Committee

There is hereby established a Technical Review Committee consisting of the following members as hereinafter provided:

- a. Two Class IV members of the Planning Board.
- b. Class III member of the Planning Board.
- c. One member of the Zoning Board of Adjustment.
- d. Borough Engineer.
- e. Borough Planner.
- f. Zoning Officer.
- g. One alternate Class IV member of the Planning Board.

Term

The term of all members shall be for one year, running from January 1 of the year of their respective appointment. In the case of Borough Officials, terms shall run concurrently with the official position.

Organization

One of the Class IV members of the Planning Board shall serve as Chairman of the TRC and shall be elected at the annual meeting of the TRC.

Duties

- a. To acquaint the applicant with the substantive and procedural requirements of this chapter.
- b. To provide for an exchange of information regarding the proposed development plan and applicable elements of the Master Plan, this chapter and other development requirements.
- c. To advise the applicant of any public sources of information that may aid the application.
- d. To otherwise identify policies and regulations that create opportunities or pose significant constraints for the proposed development.
- e. To review any proposed concept plans and consider opportunities to increase development benefits and mitigate undesirable projects consequences.
- f. To permit input into the general design of the project.
- g. To assist in determining the completeness of an application.
- h. To solicit and review comments from Borough Officials and agencies.
- i. To approve change of use applications, provided that the proposed change of use is exempt from site plan requirements, but otherwise to act only in an advisory capacity with no power to approve, deny or modify any portion of any other type of application for development.
- j. To informally review any application for development, except for variances pursuant to N.J.S.A. 40:55D-70(d). However, TRC may review those portions of a use variance

application involving subdivision, site plan and design only, at the request of the applicant or the Zoning Board of Adjustment.

- k. To review minor site plan applications and make written recommendations to the Planning Board regarding formal action on such applications.

Meetings

The TRC shall schedule regular meetings not less often than once a month, and any meeting so scheduled shall be held as scheduled unless canceled for lack of applications to review. Special meetings may be held with the consent of a majority of the members of the TRC. Meetings shall be held in executive session with the applicant present.