



Plan Review Proposed CMP Amendments

P&I Committee

July 29, 2016

Application Fees

- Double fees for applications involving violations
- Add specific fees for general development plans
- Add specific fees for solar energy facilities
- Add specific fee for demolition of old structures
- Eliminate need for sworn statements of construction cost estimates
- Increase all fees by 50%

Procedures and Exemptions

- Eliminate requirement for submission of names and addresses of people who “actively participate” on applications at Planning Board meetings
- Clarify exemption for prescribed burning to include linear clearing of vegetation not to exceed 6 feet in width
- Eliminate utility distribution line exemption

Definitions and Procedures

- Change the definition of “interested person” to “interested party” and clarify who has the right to formally participate in the Commission’s decision-making processes
- Decisions of the ED are considered rendered three days after mailing. Clarify that such decisions may be emailed and that we don’t count the day the decision is mailed when computing the three day period.

Notice and Mailing Procedures

- Define “mail” to include “email”
- Eliminate certified mailing requirements
- Eliminate newspaper notices
- Eliminate requirement to post notices on properties
- Require posting of notices on the Commission’s website

Waivers

- Establish an expiration date for “old” extraordinary hardship waivers (1981-March 1992)
- Shift responsibility for advertising public hearings on compelling public need waivers from applicants to the Commission

Landfills

Clarify the circumstances under which an impermeable cap is not required

- No significant public health risk from plume
- No significant ecological risk to wetlands from plume

Alternate Design Wastewater Systems

- “Graduate” the FAST technology from the septic pilot program and allow for residential use on 1.4 acre lots
- Delete septic management requirements for alternate design wastewater treatment systems and rely on DEP requirements
- Allow alternate design systems to be used for the expansion of or changes to existing nonresidential uses in the RDA, APA, FA and infill areas

Signs

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- Eliminate CMP standards for on-site signs; rely on municipalities to regulate
- Give municipalities the ability to determine whether on-site signs using digital technology should be permitted, regardless of management area
- Allow off-site signs (billboards) in RGAs and Towns to use digital technology subject to certain conditions
- Prohibit existing billboards outside RGAs and Towns from converting to digital technology

Black Run Pilot Program

Increase protection for the Black Run headwaters and adjacent areas in southern Evesham Township

- New Forest Area (3,200 acres)
- Pilot Program
 - Designated development area (175 acres)
 - 400 residential units on sewer
 - Potential protection of 1,600 Forest Area acres