

ORDINANCE #567

AN ORDINANCE REGARDING SITE PLAN APPROVAL FOR CHANGE OF USE WITHIN THE BOROUGH OF HARRINGTON PARK

WHEREAS, the Mayor and Council of the Borough of Harrington Park have determined that it is in the best interests of the Borough to establish regulations regarding change in use, ownership or occupancy of non-residential structures within the Borough in order to maintain the natural tranquility, health, safety and welfare of the residents of the Borough,

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

1. Any change in use, ownership or occupancy of an existing non-residential structure or use shall require approval.
2. Upon change of use the Construction Code Official shall determine whether the use is of a nature, extent and intensity so similar to the previous use that a use permit shall not be required. The Construction Code Official may either issue a continuing certificate of occupancy, or refer the matter to the Planning Board. In either event, the applicant for a certificate of occupancy shall pay the fee established for use permits.
3. The applicant shall be required to submit a change of use application and an accompanying sketch plat indicating the location and layout of all existing structures, lot configuration, general parking and loading areas, lighting, drainage, landscaping and other general site factors. In lieu of such sketch plat, the applicant may refer to prior site plans for the premises filed with the approving authority with appropriate notations indicating any changes made on the premises since the earlier site plan approval.
4. If the Construction Code Official determines that the change of the nature of the use, extent or intensity of activity does not require additional improvements, the Construction Code official shall approve the application or conditionally approve the application.
4. If the Construction Code Official determines that certain improvements are required or the nature, extent of use or intensity should be reviewed, he shall deny the application and require submission to the Planning Board of use permit, partial or complete site plan application as provided by this chapter.

This Ordinance shall take effect upon passage and publication as provided by law.