

**PLANNING BOARD MAIN RESPONSIBILITIES AND POWERS
PURSUANT TO MLUL, N.J.S.A. 40:55D-25**

A. The Master Plan Pursuant to Article 3.

- The Planning Board prepares the master plan and is responsible for its content. The plan should become the framework for the Planning Board's activities. The Planning Board is responsible for reexamining the municipality's master plan at least every six years.

B. Subdivision Control and Site Plan Review Pursuant to Article 6.

- One of the major responsibilities of the Planning Board is the review of subdivisions. A subdivision is defined by the MLUL as "The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale or development." A subdivision application comes within the jurisdiction of the Planning Board, unless a "d" variance is involved, and, if it is for a permitted use, must be approved by the Planning Board, providing the applicant meets all of the zoning and subdivision requirements.
- The Planning Board has jurisdiction over site plans unless a "d" variance is involved. Site plan review and approval procedures are particularly effective when they empower planning boards to require adherence to minimum design standards for items such as, the location of buildings, grading, drainage, utilities, open space, buffer zones, shade trees, driveways, lighting, parking and loading facilities and energy conservation measures.

C. Conditional Uses Pursuant to Article 8.

- MLUL, N.J.S.A. 40:55D-67 states that a zoning ordinance may provide for conditional uses to be granted by the Planning Board according to definite specifications and standards which must be clearly set forth with sufficient certainty and definiteness to enable the developer to know their limit and extent.

D. Variances in Conjunction with Subdivision, Site Plan and Conditional Use Approval Pursuant to Article 7.

- When the Planning Board is acting upon a preliminary subdivision, site plan, and conditional use application for approval, it also has the power to grant other exceptions as may be reasonable within the general purpose and intent of the MLUL. This includes the granting of hardship or flexible "c" variances under MLUL, N.J.S.A. 40:55D-70c, in addition to the directed issuance of permits and waivers.

E. Conditions of Approval

- Planning Boards may impose conditions when considering applications pending before them.