

CONDITIONAL USE

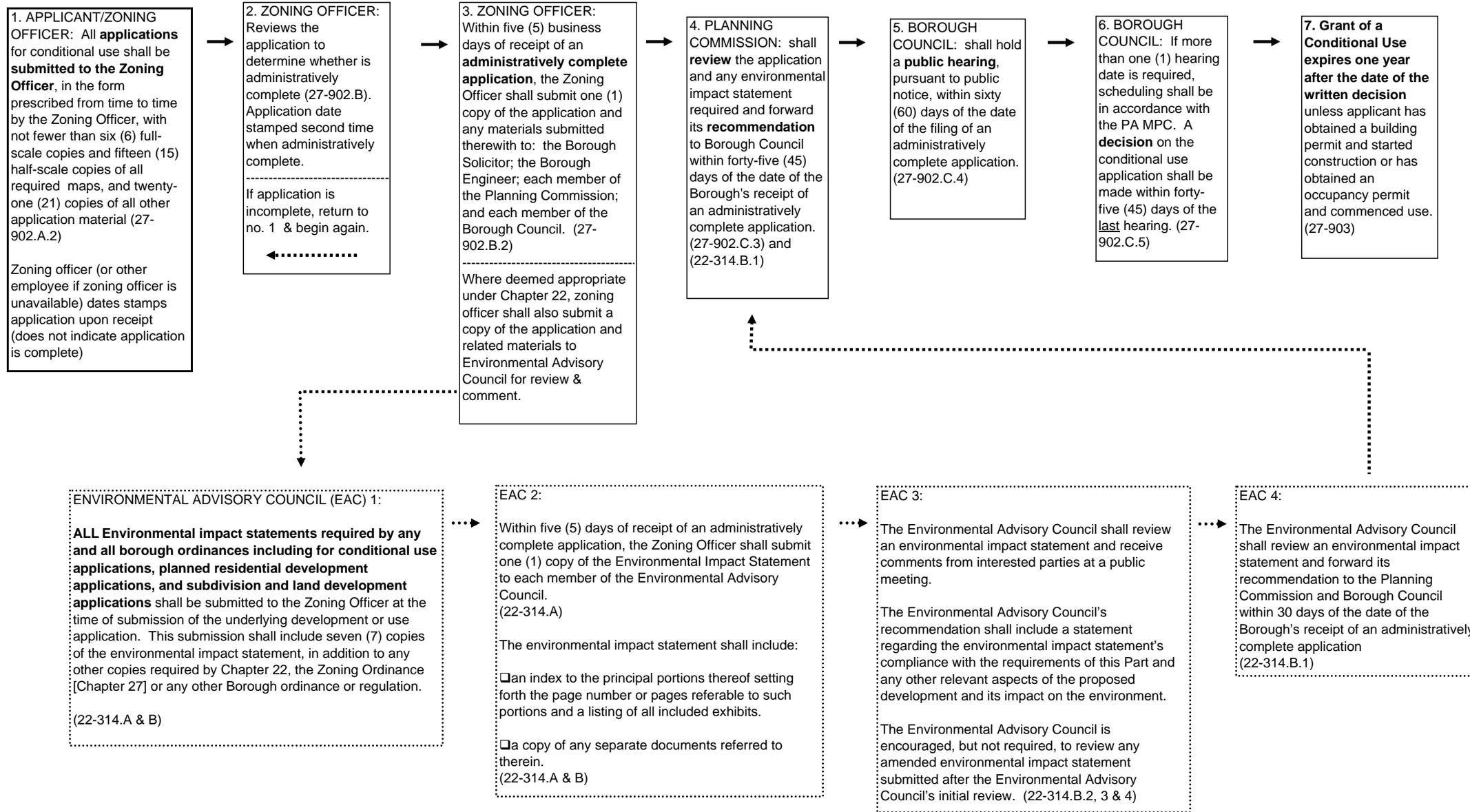
Final 9/23/08

(intended as a process guide only - complete information is in the zoning ordinance - Chapter 27)

REVIEW & APPROVAL PROCESS

REVIEW & APPROVAL PROCESS

CONDITIONAL USE



ADDITIONAL NOTES - Conditional Use

Applicant is responsible for reviewing the ordinance plus any amendments for application contents information, criteria for approval and related items.

APPLICATIONS WILL NOT BE CONSIDERED COMPLETE UNLESS ALL SPECIFIED REPORTS AND DOCUMENTS ARE SUPPLIED WITH ANY RELATED FEES. SEE BOROUGH FEE RESOLUTION FOR A COMPLETE GUIDE TO FEES ASSOCIATED WITH BUILDING, CODE COMPLIANCE, ZONING AND THIS PROCESS.

Depending on the nature of the development, subdivision and land development approval may also be required.

FEES An escrow account must be maintained from which the borough may draw payment for reimbursable fees for work of the solicitor, engineer, consultants, etc. An application will be considered incomplete if such an escrow account is not maintained or if bills for fees are not paid to the borough in a timely fashion as determined by the manager. Any application considered incomplete will mean that all permits will be suspended and work stopped on a project until the escrow account is replenished and/or bills are paid.

COUNCIL MAY ALSO REQUEST THAT PLANS OR PORTIONS OF PLANS ARE REVIEWED BY THE TREE & SHRUB COMMITTEE FOR RECOMMENDATION. PLANS FOR ANY TREE IN THE RIGHT OF WAY & ALL BOROUGH TREES MUST BE REVIEWED BY TREE & SHRUB (ord. 925). FOR DEVELOPMENTS INVOLVING THE BUSINESS DISTRICT, COUNCIL MAY REQUIRE REVIEW BY THE COMMUNITY DEVELOPMENT CORPORATION. THESE REVIEWS MUST BE HELD IN A TIMELY FASHION BY THE COMMITTEE/BOARD DURING THE NORMAL REVIEW PROCESS AND CANNOT DELAY THE PROJECT. RECOMMENDATIONS FROM THESE BOARDS ARE FOR ADVICE ONLY AND ARE NOT BINDING ON COUNCIL.

ZONING REQUIREMENTS Applicants must meet all zoning requirements as set forth in the zoning ordinance or in any amendments to the ordinance prior to gaining final approval.

SIGNS The zoning officer is responsible for reviewing sign requirements and issuing a permit if the applicant complies with provisions of the sign ordinance. Signs may be a factor in discussions with the planning commission and council but the zoning officer is given the power to approve or reject based on the ordinance. Appeals go to the zoning hearing board.

GRADING: Applicants must review and comply with borough grading requirements prior to initiating construction.

PLANNED DEVELOPMENTS: See zoning ordinance for requirements.

OCCUPANCY PERMITS: Permits are granted first on a temporary basis for 90 days pending receipt of all outstanding fees and reimbursements from the applicant. Please see the borough's policy entitled "Procedures for Review & Acceptance of all Permit Applications. . ." which can be obtained from the building inspector/zoning officer.