



**2022**  
**BOROUGH OF DUMONT**  
**ORDINANCE**

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
GORMAN	✓			
HARVILLA	✓			
NOVOA	✓			
ROSSILLO	✓			
RUSSELL	✓			
STEWART	✓			
MAYOR LABRUNO				
TOTALS	6			

**Ordinance No.** 1598

**Date:** April 26, 2022

**Page:** 1 of 2

**Subject:** Chapter 355-3 – Site Plan Approval

**Purpose:** Amend Borough Code

**Dollar Amount:** \_\_\_\_\_

**Prepared By:** Jeanine E. Siek, RMC

**Offered by:** Stewart

**Seconded by:** NOVOA

**Certified as a true copy of an Ordinance Adopted on 2<sup>nd</sup> Reading by the Governing Body of the Borough of Dumont on the above date at a Public Meeting by:**

*Jeanine E. Siek*

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**Jeanine E. Siek, RMC, Municipal Clerk**  
**Borough of Dumont, Bergen County, New Jersey**

**ORDINANCE OF THE BOROUGH OF DUMONT, COUNTY OF BERGEN,  
STATE OF NEW JERSEY, AMENDING CHAPTER 355-3  
OF THE BOROUGH CODE – SITE PLAN APPROVAL**

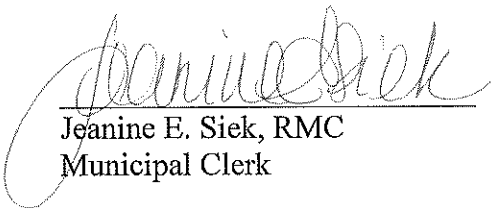
**§ 355-3 Site plan approval.**  
**[Amended by Ord. No. 1141]**

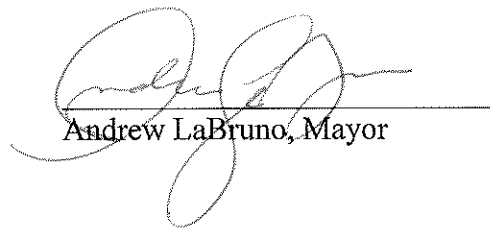
- A. Except as hereinafter provided, there shall be no building permit or certificate of occupancy issued for any new construction or for any enlargement, alteration, or addition to any existing structure for any commercial, industrial, office building, garden apartment, apartment or structure designed for multifamily use where such use or uses are permitted by

Chapter 455, Zoning, unless the developer submits a site plan to and final approval is granted pursuant to a resolution of the Joint Land Use Board. No certificate of occupancy shall be given unless all construction conforms to the site plan approved by the Joint Land Use Board. For new construction, alteration or additions which do not include any zoning variances and which do not expand or reduce any prior nonconforming use(s), the Building Department shall issue permits and certificates of occupancy in the ordinary course.

- B. Site plan approval shall not limit the requirements for submission of an application to the appropriate board for subdivision, conditional use approvals and/or any and all variances that may be required either by ordinance or pursuant to state statute.
- C. The provisions herein shall not apply to detached one- or two-family dwelling unit buildings.
- D. Each application for site plan approval, when required pursuant to N.J.S.A. 40:27-6.6, shall be submitted by the applicant to the Bergen County Planning Board for review or approval as required by the aforesaid sections.
- E. The Joint Land Use Board, when acting upon applications for site plan approval, shall have the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions of N.J.S.A. 40:55D-1 et seq., if the literal enforcement of one or more will exact undue hardship because of peculiar conditions pertaining to the land in question; if such exception is granted, it shall be done by a resolution of the Joint Land Use Board which sets forth the reasons for the exception in the particular case and demonstrates that the exception will not have an adverse effect on surrounding properties, the neighborhood or the Borough in general.
- F. The Joint Land Use Board shall have the power to review and approve or deny conditional uses or subdivisions simultaneously with the review for site plan approval without the developer being required to make further application to the Joint Land Use Board or the Joint Land Use Board being required to hold further hearings. The longest time period for action by the Joint Land Use Board, whether it be for subdivision, conditional use or site plan approval, shall apply. Whenever approval of a conditional use is requested by the developer pursuant to the Municipal Land Use Act, notice of the hearing on the plan shall include reference to the request for such conditional use.

Attest:

  
Jeanine E. Siek, RMC  
Municipal Clerk

  
Andrew LaBruno, Mayor

Introduced: March 22, 2022  
Adopted: April 26, 2022