

§ 30-2.14. Minor Site Plan Requirements. [Ord. No. 932 § 3; Ord. No. 1178 § I]

Minor site plan review may be applied for if the application review subcommittee of the Planning Board determines that the proposed development will not adversely affect or substantially alter existing circulation, drainage, building arrangements, landscaping, buffering, lighting, driveways, sidewalks, curbs, loading areas, parking and pedestrian access, and similar conditions; and where the Board also determines that the size of any proposed expansion does not exceed 25% of the square footage of the existing structures on site. In order to qualify for minor site plan review, all of these criteria must be deemed to have been met in the sole and exclusive judgment of the application review subcommittee. Where the subcommittee has determined that minor site plan review is appropriate, the applicant shall submit, in lieu of the details required for major site plan review, the following:

- a. 1. Three current copies of a survey of the site, dated within five years of the submission of the application, and 11 copies of a drawing showing the location of all existing buildings and entrances including height and dimension of buildings. The drawings prepared by an applicant or a representative shall include a notarized affidavit by the applicant certifying that the drawing reflects existing conditions. The current use of the site, present zoning, and present bulk requirements must all be indicated on the drawing.
2. At least four photographs, showing the front, rear and sides of the site.
- b. The drawing must show all existing driveways, sidewalks, curbs, loading areas, parking, and pedestrian access, including dimensions; and the number of parking spaces required for the current use must be so noted.
- c. The drawings must show all existing fences, signs, lights, landscape buffering, and trash disposal facilities, including dimensions.
- d. Proposed changes and additions must be shown on the drawing and the proposed use must be noted on the drawing.
- e. Other than the substitution of these submission requirements for the submission requirements otherwise required for major site plan review, all other procedural requirements of the major site plan review process shall apply to the minor site plan review process.