

## **21.6 PROCEDURE FOR REVIEW OF APPLICATIONS FOR LAND DIVISION APPROVAL**

- 21.6.1 The Township shall approve or disapprove the land division applied for within 45 days after receipt of a complete application conforming to this Ordinance's requirements and the State Land Division Act, and shall promptly notify the applicant of the decision, and if denied, the reasons for denial.
- 21.6.2 Any person or entity aggrieved by the decision of the Assessor or designee may, within 30 days of said decision appeal the decision to the governing body of the Township or such other body or person designated by the governing body which shall consider and resolve such appeal by a majority vote of said Board or by the appellate designee at its next regular meeting or session affording sufficient time for a 20 day written notice to the applicant (and appellant where other than the applicant) of the time and date of said meeting and appellate hearing.
- 21.6.3 The Assessor or designee shall maintain an official record of all approved and accomplished land divisions or transfers.
- 21.6.4 Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.
- 21.6.5 The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or otherwise, and any notice of approval shall include a statement to this effect.

## **21.7 STANDARDS FOR APPROVAL OF LAND DIVISIONS**

A proposed land division reviewable by the Township shall be approved if the following criteria are met:

- A. All parcels created by the proposed division(s) have a minimum width as provided for in an applicable zoning ordinance.
- B. All such parcels shall contain a minimum area as provided for in an applicable zoning ordinance.
- C. The ratio of depth to width of any parcel created by the division does not exceed the average depth to width ratio of lots within 500 feet of either side of parent parcel. This being exclusive of access roads, easements, or non-development sites. The depth of each parcel from the abutting road right-of-way to the most remote boundary line point of the parcel from the point of commencement of the measurement.
- D. The proposed land division(s) comply with all requirements of this Ordinance and the State Land Division Act.