

- B. The Township reserves the right to consult with such consultants of its choice. Consultant costs shall be determined by written estimate from the consulting firm and supplied to the applicant. Funds to cover such costs shall be the responsibility of the applicant, in accordance with the escrow policies of Section 22.1.4 of this Ordinance.

#### **14.8.6 Review and Approval**

All applications for site plan approval shall be reviewed against the standards and requirements of this Ordinance, including all discretionary and non-discretionary standards. Only when satisfied that the application meets all such standards and requirements shall the Zoning Administrator or Planning Commission approve, or approve with conditions, such application for site plan approval.

#### **14.8.7 Simultaneous Review**

Whenever possible, site plan review by the Zoning Administrator and Planning Commission shall be conducted simultaneously with other reviews by the Zoning Administrator and Planning Commission on the same application.

#### **14.8.8 Decision**

- A. The Zoning Administrator may deny, approve, or approve with conditions, any application for site plan approval of a Basic and Medium Site Plan.
  - B. The Planning Commission may deny, approve, or approve with conditions, any application for site plan approval of a Medium or Detailed Site Plan.
  - C. In cases where the Zoning Administrator reviews the site plan, such review shall occur within fifteen (15) business days of the site plan being found complete.
  - D. In cases where the Planning Commission reviews the site plan, such review shall occur within sixty (60) days of the site plan being found complete. This standard shall not apply when outside consultant review services are determined by the Planning Commission to be necessary.
  - E. Where a decision is not made on the site plan application within the times allowed under C. and D. above, the Zoning Administrator or the Planning Commission, as applicable, shall advise the applicant of the reasons, in writing, and shall set a date for further consideration of the application.