

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

## **Article XV-Land Division Ordinance**

### **Section 1505-Procedure for Review of Application for Land Division Approval**

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.

3. The assessor or designee shall maintain an official record of all approved and accomplished land divisions or transfers.
4. Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.
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.

### **Section 1506 - 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.
- E. All parcels created and remaining have existing adequate accessibility, or an area available therefor, for public utilities and emergency and other vehicles.
- F. All parcels created shall have access to a public right-of-way by either immediately abutting said public right-of-way or through a dedicated easement for ingress & egress if not less than 66 feet.

### **Section 1507-Consequences of Noncompliance with Land Division Approval Requirement**

1. Any division of land in violation of any provision of this Ordinance shall not be recognized as a land division on the Township tax roll and no construction thereon which requires the prior issuance of a construction or building permit shall be allowed. The Township shall further have the authority to initiate injunctive or other relief to prevent any violation or continuance of any violation of this Ordinance.
2. An unlawful division or split shall also be voidable at the option of the purchaser and shall subject the seller to the forfeiture of all consideration received or pledged therefor, together with any damages sustained by the purchaser, recoverable in an action at law.

### **Section 1508 - Severability**