

Table of Contents

Volume 36

PART I THE LEGISLATION OF LAND USE CONTROLS—POLICY MAKING

CHAPTER 1 THE LEGITIMACY OF LAND USE CONTROLS

- § 1.1 Historical background

CHAPTER 2 URBAN PLANNING—THE SUBSTANTIVE FOUNDATION FOR LAND USE CONTROLS

- § 2.1 “In accordance with a comprehensive plan”
- § 2.2 The master plan under the Municipal Land Use
Law—Background
- § 2.3 Master plan formal requirements—Power
- § 2.4 Adoption of a master plan formal requirements—Notice
- § 2.5 Master plan formal requirements—Hearing on adoption
- § 2.6 Master plan formal requirement—Vote
- § 2.7 Contents of a master plan
- § 2.8 Implementation of the master plan through ordinances
- § 2.9 Implementation of the master plan—Through the official map
- § 2.10 Periodic review of the master plan
- § 2.11 Implementation of the master plan—Eminent domain

CHAPTER 3 ZONING ORDINANCES

A. FORMAL REQUIREMENTS FOR ADOPTION OF A ZONING ORDINANCE

- § 3.1 Preparation
- § 3.2 Publication and notice
- § 3.3 Referral
- § 3.4 The hearing
- § 3.5 Amendments
- § 3.6 Formal adoption and vote

- § 3.7 Post adoption procedures
- § 3.8 Protest

B. CONTENTS OF A ZONING ORDINANCE

- § 3.9 General requirements
- § 3.10 Zoning districts
- § 3.11 Uniformity
- § 3.12 Permanency
- § 3.13 Building moratoria—Timed growth
- § 3.14 Character of the district

C. SUBSTANTIVE CONTENTS OF A ZONING ORDINANCE

- § 3.15 Regulation of residential uses—Single family districts
- § 3.16 —Multi-family districts
- § 3.17 —Accessory uses—Single family residential
- § 3.18 Regulation of uses—Accessory uses—Multi-family residential and commercial
- § 3.19 Regulation of residential uses—Home occupations and limited professional uses
- § 3.20 Regulation of commercial uses—Definition and classes of commercial uses
- § 3.21 —Specific use
- § 3.22 Regulation of public uses—Governmental immunity
- § 3.23 Regulation of conditional uses
- § 3.24 Bulk regulations—Generally
- § 3.25 —Minimum lot sizes, density
- § 3.26 —Minimum building size
- § 3.27 —Floor area ratio
- § 3.28 —Frontage
- § 3.29 —Lot dimensions, setbacks, yards
- § 3.30 —Height
- § 3.31 Moratorium ordinances
- § 3.32 Transfer of development rights
- § 3.33 TDR requirements
- § 3.34 Sending and receiving zones
- § 3.35 Review of TDR ordinance
- § 3.36 Storm water management

CHAPTER 4 SUBDIVISION ORDINANCES

- § 4.1 Adoption of a subdivision ordinance
- § 4.2 Contents of a subdivision ordinance
- § 4.3 Minor subdivisions

TABLE OF CONTENTS

- § 4.4 Residential site improvement standards—Generally
- § 4.5 —Applicability
- § 4.6 —Exceptions and waivers
- § 4.7 —Specific guidelines

CHAPTER 5 SITE PLAN ORDINANCES

- § 5.1 Authority
- § 5.2 Formalities of adoption
- § 5.3 Content

CHAPTER 6 PLANNED DEVELOPMENT ORDINANCES

- § 6.1 Introduction
- § 6.2 Definition
- § 6.3 Contrast with Euclidian zoning concept
- § 6.4 History
- § 6.5 Planned development ordinances—Generally

CHAPTER 7 SIGNS

- § 7.1 Background and introduction
- § 7.2 Commercial signs
- § 7.3 Real estate signs
- § 7.4 Political signs
- § 7.5 Signs as nonconforming uses
- § 7.6 Summary

CHAPTER 8 ARCHITECTURAL CONTROLS AND HISTORIC PRESERVATION

- § 8.1 In general
- § 8.2 Historic preservation—Municipal
- § 8.3 —State and national

CHAPTER 9 PARKING ORDINANCES

- § 9.1 In general

CHAPTER 10 APPLICATION, ESCROW AND INSPECTION FEES

- § 10.1 In general
- § 10.2 Engineering inspection fees
- § 10.3 Escrows

CHAPTER 11 OFF-TRACT IMPROVEMENTS; LINKAGE FEES

- § 11.1 Off-tract improvements, exactions
- § 11.2 Federal standards
- § 11.3 County planning boards
- § 11.4 Affordable housing fees
- § 11.5 Off-tract improvement on private property
- § 11.6 Valid off-site ordinances—Summary
- § 11.7 Performance bonds
- § 11.8 New Jersey Transportation Development District Act of 1989

PART II THE PRACTICE AND PROCEDURES OF MUNICIPAL LAND USE LAW

CHAPTER 12 MUNICIPAL OFFICERS AND AGENCIES

- § 12.1 The Administrative officer
- § 12.2 Zoning officer
- § 12.3 Construction Official
- § 12.4 The local Board of Health
- § 12.5 The municipal review agencies—Overview
- § 12.6 Meeting requirements—Generally
- § 12.7 Open Public Meetings Act (“Sunshine Law”)
- § 12.8 Meeting requirements
- § 12.9 Implementation of the provisions of the Sunshine Law by
planning and zoning boards
- § 12.10 Conflicts of interest
- § 12.11 The planning board
- § 12.12 Planning board membership
- § 12.13 Terms of members
- § 12.14 Vacancies
- § 12.15 Alternate members
- § 12.16 Internal organization of the planning board
- § 12.17 Powers and jurisdiction of the planning board
- § 12.18 The Zoning Board of Adjustment
- § 12.19 Membership
- § 12.20 Internal organization of the Zoning Board
- § 12.21 Powers of the Zoning Board
- § 12.22 Jurisdiction of the board—Limits and conflicts
- § 12.23 Single board jurisdictions
- § 12.24 Regional boards

TABLE OF CONTENTS

- § 12.25 —Provisions of the joint agreement
- § 12.26 Organization and membership of regional boards
- § 12.27 The regional planning board
- § 12.28 The regional zoning board
- § 12.29 Appeals of regional board decisions
- § 12.30 Historic Preservation Commission
- § 12.31 Historic permit applications
- § 12.32 Environmental commission

CHAPTER 13 PERMITS, APPEALS, AND CERTIFICATES

- § 13.1 The zoning permit
- § 13.2 Certificate of non-conforming use
- § 13.3 Subdivision certificate
- § 13.4 Appeal from a decision of the administrative office under N.J.S.A. 40:55D-70(a)
- § 13.5 Interpretation of the zoning ordinance—Under N.J.S.A. 40:55D-70(b)
- § 13.6 Permit to build in conflict with the official map
- § 13.7 Permit to build without a street
- § 13.8 Building permit and certificate of occupancy
- § 13.9 Request for a zone change—The non-application
- § 13.10 Informal review

CHAPTER 14 APPLICATIONS FOR DEVELOPMENT—COMMON ISSUES

- § 14.1 Applications for development—Defined
- § 14.2 Complete application
- § 14.3 Res judicata
- § 14.4 Notice requirements
- § 14.5 Assessment and fulfillment of notice requirements—The obligation to give notice
- § 14.6 Content of notice
- § 14.7 Publication
- § 14.8 Persons entitled to personal notice
- § 14.9 Adjoining towns, County Planning Board
- § 14.10 State agencies
- § 14.11 Condominium and other homeowner associations, townhouses
- § 14.12 Partnerships, corporations and limited liability companies
- § 14.13 Utilities
- § 14.14 Bifurcation
- § 14.15 Standing—Applicants
- § 14.16 —Objectors

- § 14.17 —Municipalities
- § 14.18 Hearings—Procedural requirements, generally
- § 14.19 The requirement of a formal hearing
- § 14.20 Hearings procedure—Oaths, cross-examination, record
- § 14.21 Hearings—Rules and procedure
- § 14.22 —Evidence
- § 14.23 Expert opinions
- § 14.24 Objectors
- § 14.25 Time limits for action
- § 14.26 Deliberation and the decision
- § 14.27 Voting rules and requirements
- § 14.28 Automatic approvals
- § 14.29 Conditions of approval
- § 14.30 Conditions by type
- § 14.31 Relief from conditions
- § 14.32 Memorialization
- § 14.33 Notice and publication of the decision
- § 14.34 Performance guarantees—Bonding requirements
- § 14.35 Developer agreements
- § 14.36 Extension of approvals

CHAPTER 15 DIMENSIONAL OR “C” VARIANCES

- § 15.1 History
- § 15.2 Nature of a variance—Definition
- § 15.3 Variance as distinguished from exception and waiver
- § 15.4 Statutory authorizations for grant and approval of variances
- § 15.5 Dimensional and other “c” variances—The (c)(1)—“Hardship” standard
- § 15.6 Self-created hardship
- § 15.7 Contiguous nonconforming lots and the merger doctrine
- § 15.8 Variance standards for merged and non-merged lots
- § 15.9 Isolated nonconforming lots
- § 15.10 Valuation of nonconforming lots
- § 15.11 Standards for variance for undersized lots
- § 15.12 The “c(2)” variance

CHAPTER 16 USE AND OTHER “D” VARIANCES

- § 16.1 Use variances before *Medici*—Statutory evolution of the variance
- § 16.2 Nature of the use variance
- § 16.3 Use variances before *Medici*—Special reasons defined—Hardship

TABLE OF CONTENTS

- § 16.4 Special reasons—Advancement of the purposes of zoning
- § 16.5 Use variances before *Medici*—Peculiar suitability
- § 16.6 —Non-use variances
- § 16.7 —Inherently beneficial uses
- § 16.8 —Negative criteria
- § 16.9 —Special cases
- § 16.10 *Medici v. BPR Co.*
- § 16.11 Post-*Medici* variances—Inherently beneficial uses
- § 16.12 —Conditional uses
- § 16.13 —Hardship cases
- § 16.14 —Nonconforming uses
- § 16.15 —Cellular tower cases
- § 16.16 —Special cases: Split lots, F.A.R., height, First Amendment issues
- § 16.17 Variances under (c) and (d) distinguished
- § 16.18 Appeals to the governing body

PART III RIGHTS AND LIABILITIES OF PARTIES TO THE ZONING PROCESS

CHAPTER 17 CONDITIONAL USES, SITE PLANS AND SUBDIVISIONS— APPLICATIONS AS OF RIGHT

- § 17.1 Conditional use—Definition
- § 17.2 —Sufficiency of standards
- § 17.3 Conditional uses—Jurisdiction
- § 17.4 —Notice required
- § 17.5 Conditional use—Time limit for action
- § 17.6 —Background—Evolution from earlier concept of “special exception”
- § 17.7 —Non-compliance with one or more standards
- § 17.8 Site plan and subdivision approvals—Common issues—Scope of review
- § 17.9 Common issues—Plan amendments
- § 17.10 Waivers and exceptions
- § 17.11 Preliminary approval
- § 17.12 Effect of preliminary approval
- § 17.13 Final approval
- § 17.14 Effect of final approval
- § 17.15 Planning board review—Planning board authority to require reservations of public areas

- § 17.16 County planning board review
- § 17.17 Site plan review—Definition
- § 17.18 —Background
- § 17.19 —Jurisdiction
- § 17.20 Statutory sections applicable to site plan approvals
- § 17.21 Notice
- § 17.22 Minor site plan applications
- § 17.23 Subdivision—Definition
- § 17.24 Subdivision ordinances—Purpose
- § 17.25 Contents of subdivision ordinances—Mandatory provisions
- § 17.26 —Optional provisions
- § 17.27 Classifications of subdivisions—Minor subdivisions
- § 17.28 —Major subdivisions
- § 17.29 Procedural aspects of subdivision approval—Jurisdiction
- § 17.30 —Notice
- § 17.31 —Prohibition on sale prior to receipt of approval
- § 17.32 Subdivision—Perfecting the approvals
- § 17.33 —Certificates of approval
- § 17.34 Procedural aspects of subdivision approval—County
planning board review
- § 17.35 Subdivision—Exemptions
- § 17.36 — —Agricultural
- § 17.37 Exemptions—Subdivision by death
- § 17.38 —Subdivision by court order
- § 17.39 —Consolidation
- § 17.40 —Conforming lots

CHAPTER 18 PLANNED DEVELOPMENT APPLICATIONS

- § 18.1 Introduction
- § 18.2 Planned developments—Statutory authorization
- § 18.3 —Statutory criteria for approval
- § 18.4 —Procedure
- § 18.5 Planned development over 100 acres
- § 18.6 The general development plan—Contents
- § 18.7 General development plan—Timing schedule
- § 18.8 The general development plan—Modification of plan
contents
- § 18.9 —Time for decision
- § 18.10 —Vested rights
- § 18.11 —Completion

CHAPTER 19 PRACTICE BEFORE LAND USE BOARDS

- § 19.1 Introduction

TABLE OF CONTENTS

§ 19.2	In general
§ 19.3	Client interview checklists
§ 19.4	Gathering base zoning information
§ 19.5	Development regulations
§ 19.6	Past decisions
§ 19.7	Master plan and related information
§ 19.8	Gather information about the local board
§ 19.9	Application forms
§ 19.10	Board rules and regulations (including all amendments thereto)
§ 19.11	Completion checklist
§ 19.12	Fee schedule or ordinance
§ 19.13	Schedule of all regular meeting dates and customary date for special meetings
§ 19.14	Submission deadline
§ 19.15	Names, addresses and phone numbers of all board professionals whether in-house or consultants to the board
§ 19.16	Names and phone numbers of the board's chair, vice-chair, secretary and clerk, if any
§ 19.17	Method of recording hearings—Court reporter or tape recording
§ 19.18	Name and address of the official newspaper for publication of notices
§ 19.19	Gather information about the property
§ 19.20	The master plan
§ 19.21	Past decisions
§ 19.22	County and state road maps
§ 19.23	The conservation plan element of the local master plan and the municipal environmental commission's natural resource inventory, if any
§ 19.24	Wetlands
§ 19.25	Identify the character and nature of the proposed use
§ 19.26	Deed restrictions
§ 19.27	The property itself and its neighborhood—Physical inspection
§ 19.28	Preparation and submission of the application
§ 19.29	Determination of legal objectives
§ 19.30	Choosing the proper board
§ 19.31	Testing the waters—Generally
§ 19.32	—Informal review
§ 19.33	—Bifurcation of combined applications
§ 19.34	Drafting and compiling a complete application
§ 19.35	Request for waiver of a submission requirement
§ 19.36	Preparation for the hearing
§ 19.37	Assessment and fulfillment of notice requirements—Generally

- § 19.38 —The obligation to give notice
- § 19.39 Determining need for court reporter
- § 19.40 Determining the necessary proofs
- § 19.41 Outlining the witness's testimony
- § 19.42 Preparing the introduction
- § 19.43 Assembling the required hearing submissions
- § 19.44 Pre-hearing agenda check
- § 19.45 Going early to the hearing
- § 19.46 The hearing—Procedural requirements
- § 19.47 The requirement of a formal hearing
- § 19.48 Confirmation of the jurisdiction to act
- § 19.49 Receipt of reports from subcommittees, experts, and other agencies
- § 19.50 Order of presentations
- § 19.51 Burden of proof—Use of expert witnesses
- § 19.52 The record
- § 19.53 Regulation of the hearing by the chair
- § 19.54 Time limits for board action

CHAPTER 20 FEDERAL CONSTITUTIONAL RIGHTS

- § 20.1 First amendment—Generally
- § 20.2 —Freedom of speech—Generally
- § 20.3 — —Non-commercial speech
- § 20.4 — —Commercial speech
- § 20.5 — —Newsracks, distribution of printed material
- § 20.6 —Entertainment—Generally
- § 20.7 — —Video games, arcades
- § 20.8 First Amendment—Freedom of religion
- § 20.9 Federal civil rights—Generally
- § 20.10 Due process and equal protection
- § 20.11 Federal civil rights—Civil Rights Act of 1870 (42 U.S.C.A. § 1981)
- § 20.12 —Civil Rights Act of 1866 (42 U.S.C.A. § 1982)
- § 20.13 —Civil Rights Act of 1871 (42 U.S.C.A. § 1983)
- § 20.14 —State action—Generally
- § 20.15 — —Liability
- § 20.16 —Substantive due process—Does it “shock the conscience?”
- § 20.17 —State action—Damages; declaratory and injunctive relief
- § 20.18 — —Individual immunity
- § 20.19 — —Conspiracies (42 U.S.C.A. §§ 1985, 1986)
- § 20.20 — —Punitive damages
- § 20.21 — —Indemnification and defense of civil rights actions
- § 20.22 The Federal Fair Housing Act

TABLE OF CONTENTS

- § 20.23 Fair Housing Act—Protected classes
- § 20.24 —Governmental liability
- § 20.25 —Reasonable accommodation
- § 20.26 —Intent to discriminate
- § 20.27 —Disparate treatment
- § 20.28 —Disparate impact
- § 20.29 —Legal fees

CHAPTER 21 STATE SUPREMACY AS A LIMIT TO THE ZONING POWER

- § 21.1 The New Jersey state constitution
- § 21.2 Freedom of association and privacy
- § 21.3 Substantive due process and equal protection
- § 21.4 Exclusionary zoning
- § 21.4A Mt. Laurel—Background
- § 21.5 The Fair Housing Act and the Council on Affordable
Housing—Jurisdiction and powers
- § 21.6 COAH procedures—Substantive certification
- § 21.7 Jurisdiction of the courts
- § 21.8 Objections—Adversarial proceedings—Mediation
- § 21.9 Conditions of substantive certification
- § 21.10 Appeals to the Appellate Division from COAH decisions
- § 21.11 Compliance
- § 21.12 Inclusionary zoning
- § 21.13 Affordability
- § 21.14 Bedroom distribution
- § 21.15 Age restrictions
- § 21.16 Rental housing
- § 21.17 Affirmative marketing programs
- § 21.18 Indigenous need and housing rehabilitation
- § 21.19 Development fees
- § 21.20 Mount Laurel litigation
- § 21.21 Availability
- § 21.22 Approvability
- § 21.23 Developability
- § 21.24 Suitability
- § 21.25 The compliance calculation
- § 21.26 Builders' remedy
- § 21.27 Trial and judgment
- § 21.28 Settlements
- § 21.29 State land use controls
- § 21.30 The first state plan
- § 21.31 Planning areas and centers
- § 21.32 The second state plan

- § 21.33 Relationship of the state plan to local land use controls
- § 21.34 Smart growth
- § 21.35 Regional authorities—Hackensack Meadowlands
Development Commission
- § 21.36 Coastal Area Facilities Review Act (CAFRA)
- § 21.37 Pinelands
- § 21.38 Delaware and Raritan Canal Commission
- § 21.39 Highlands
- § 21.40 State Highway Access Management Act
- § 21.41 Environmental regulations—LURP
- § 21.42 Wetlands regulations
- § 21.43 Flood hazards and stream encroachment
- § 21.44 Tidelands
- § 21.45 Sanitary sewer permits
- § 21.46 Waterfront development permits
- § 21.47 Preemption
- § 21.48 Residential Site Improvements Standards Act

CHAPTER 22 VESTED RIGHTS

- § 22.1 Nonconforming uses—Generally
- § 22.2 —Right to continue
- § 22.3 —Abandonment
- § 22.4 —Expansion
- § 22.5 —Destruction and reconstruction of nonconforming uses
- § 22.6 —Use by variance distinguished
- § 22.7 —Nonconforming structures distinguished
- § 22.8 Time of decision rule—Introduction
- § 22.9 —Background
- § 22.10 —Exceptions to rule—Generally
- § 22.11 — —Vested rights
- § 22.12 — —Equitable estoppel

CHAPTER 23 LAND USE LITIGATION

A. PREROGATIVE WRIT ACTIONS—GENERALLY

- § 23.1 Rule 4:69 actions in lieu of prerogative writs
- § 23.2 The exhaustion of remedies rule (Rule 4:69–5)
- § 23.3 The 45 Day Rule (Rule 4:69–6)

B. PREROGATIVE WRIT LITIGATION

- § 23.4 Venue
- § 23.5 Court/division
- § 23.6 Filing complaint

TABLE OF CONTENTS

§ 23.7	Summons; service
§ 23.8	Parties; standing
§ 23.9	Pleadings—Complaint
§ 23.10	—Answer
§ 23.11	—Counterclaim
§ 23.12	Motions and orders
§ 23.13	Discovery—Generally
§ 23.14	—Interrogatories
§ 23.15	—Depositions
§ 23.16	Pretrial conference
§ 23.17	Trial—Generally
§ 23.18	—Openings
§ 23.19	—Presentation of evidence
§ 23.20	Limitations on evidence
§ 23.21	Judicial standard of review in zoning cases
§ 23.22	Legislation
§ 23.23	Exceptions to the rule
§ 23.24	Rule-making
§ 23.25	Quasi-judicial decisions
§ 23.26	Settlements
§ 23.27	Land use litigation in the federal courts
§ 23.28	Federal jurisdiction

C. JURISDICTION

§ 23.29	The Entire Controversy doctrine
§ 23.30	The England Reservation
§ 23.31	The abstention doctrines
§ 23.32	Federal procedure
§ 23.33	SLAPP suits

APPENDICES

Appendix 1	Model Prerogative Writ Complaint
Appendix 2	Model Rules for Zoning Board of Adjustment
Appendix 3	Model Rules and Regulations of Planning Board
Appendix 4	Sample Correspondence and Notices
Appendix 5	Model Interrogatories (Case Involving Sewer Capacity)
Appendix 6	Model Interrogatories (Case Involving Attack on Zoning Ordinance)
Appendix 7	Model Completion Checklist
Appendix 8	Model Fee Ordinance
Appendix 9	Final Report—Regulation and The Cost of New Residential Development

Table of Laws and Rules

Table of Cases

Index

Table of Contents

PART I. THE LEGISLATION OF LAND USE CONTROLS—POLICY MAKING

CHAPTER 1. THE LEGITIMACY OF LAND USE CONTROLS

§ 1.1 Historical background

CHAPTER 2. URBAN PLANNING—THE SUBSTANTIVE FOUNDATION FOR LAND USE CONTROLS

§ 2.1 In accordance with a comprehensive plan

§ 2.7 Contents of a master plan

§ 2.8 Implementation of the master plan through ordinances

§ 2.10 Periodic review of the master plan

CHAPTER 3. ZONING ORDINANCES

A. FORMAL REQUIREMENTS FOR ADOPTION OF A ZONING ORDINANCE

§ 3.2 Publication and notice

§ 3.4 The hearing

§ 3.6 Formal adoption and vote

§ 3.8 Protest

B. CONTENTS OF A ZONING ORDINANCE

§ 3.9 General requirements

§ 3.11.1 Spot zoning

§ 3.12 Permanency

C. SUBSTANTIVE CONTENTS OF A ZONING ORDINANCE

§ 3.15 Regulation of residential uses—Single family districts

§ 3.17 Regulation of residential uses—Accessory uses—Single family
residential

§ 3.19 Regulation of residential uses—Home occupations and limited
professional uses

§ 3.20 Regulation of commercial uses—Definition and classes of
commercial uses

§ 3.21 Regulation of commercial uses—Specific use

- § 3.22 Regulation of public uses—Governmental immunity
- § 3.23 Regulation of conditional uses
- § 3.31 Moratorium ordinances
- § 3.33 TDR requirements

CHAPTER 4. SUBDIVISION ORDINANCES

- § 4.4 Residential site improvement standards—Generally
- § 4.5 Residential site improvement standards—Applicability
- § 4.6 Residential site improvement standards—Exceptions and waivers

CHAPTER 5. SITE PLAN ORDINANCES

- § 5.1 Authority
- § 5.3 Content

CHAPTER 7. SIGNS

- § 7.2 Commercial signs

CHAPTER 8. ARCHITECTURAL CONTROLS AND HISTORIC PRESERVATION

- § 8.1 In general
- § 8.2 Historic preservation—Municipal

CHAPTER 9. PARKING ORDINANCES

- § 9.1 In general
- § 9.2 Electric vehicle parking spaces *[New]*

CHAPTER 10. APPLICATION, ESCROW AND INSPECTION FEES

- § 10.4 Appeal of Professional Escrow Fees *[New]*

CHAPTER 11. OFF-TRACT IMPROVEMENTS; LINKAGE FEES

- § 11.1 Off-tract improvements, exactions

PART II. THE PRACTICE AND PROCEDURES OF MUNICIPAL LAND USE LAW

CHAPTER 12. MUNICIPAL OFFICERS AND AGENCIES

- § 12.3 Construction Official
- § 12.6 Meeting requirements—Generally
- § 12.7 Open Public Meetings Act (“Sunshine Law”)
- § 12.10 Conflicts of interest

TABLE OF CONTENTS

- § 12.13 Terms of members
- § 12.15 Alternate members
- § 12.16 Internal organization of the planning board
- § 12.19.1 Supplemental zoning boards *[New]*
- § 12.21 Powers of the Zoning Board
- § 12.22 Jurisdiction of the board—Limits and conflicts
- § 12.23 Single board jurisdictions
- § 12.31 Historic permit applications
- § 12.33 Ethics *[New]*

CHAPTER 13. PERMITS, APPEALS, AND CERTIFICATES

- § 13.1 The zoning permit
- § 13.2 Certificate of non-conforming use
- § 13.5 Interpretation of the zoning ordinance—Under N.J.S.A. 40:55D-70(b)
- § 13.8 Building permit and certificate of occupancy

CHAPTER 14. APPLICATIONS FOR DEVELOPMENT—COMMON ISSUES

- § 14.2 Complete application
- § 14.4 Notice requirements
- § 14.5 Assessment and fulfillment of notice requirements—The obligation to give notice
- § 14.6 Content of notice
- § 14.7 Publication
- § 14.8 Persons entitled to personal notice
- § 14.9 Adjoining towns, County Planning Board
- § 14.10 State agencies
- § 14.11 Condominium and other homeowner associations, townhouses
- § 14.12 Partnerships, corporations and limited liability companies
- § 14.15 Standing—Applicants
- § 14.22 Hearings—Evidence
- § 14.23 Expert opinions
- § 14.24 Objectors
- § 14.26 Deliberation and the decision
- § 14.27 Voting rules and requirements
- § 14.28 Automatic approvals
- § 14.29 Conditions of approval
- § 14.30 Conditions by type
- § 14.31 Relief from conditions
- § 14.32 Memorialization
- § 14.34 Performance guarantees—Bonding requirements
- § 14.35 Developer agreements
- § 14.37 Permit Extension Act of 2008 *[New]*

CHAPTER 15. DIMENSIONAL OR “C” VARIANCES

- § 15.2 Nature of a variance—Definition

- § 15.3 Variance as distinguished from exception and waiver
- § 15.5 Dimensional and other “c” variances—The (c)(1)—“Hardship” standard
- § 15.6 Self-created hardship
- § 15.7 Contiguous nonconforming lots and the merger doctrine
- § 15.12 The “c(2)” variance

CHAPTER 16. USE AND OTHER “D” VARIANCES

- § 16.2 Nature of the use variance
- § 16.4 Special reasons—Advancement of the purposes of zoning
- § 16.10 *Medici v. BPR Co.*
- § 16.10.50 Post-*Medici* variances—Particular suitability [New]
- § 16.11 Post-*Medici* variances—Inherently beneficial uses
- § 16.12 Post-*Medici* variances—Conditional uses
- § 16.13 Post-*Medici* variances—Hardship cases
- § 16.14 Post-*Medici* variances—Nonconforming uses
- § 16.15 Post-*Medici* variances—Cellular tower cases
- § 16.16 Post-*Medici* variances—Special cases: Split lots, F.A.R., height, First Amendment issues
- § 16.18 Appeals to the governing body

PART III. RIGHTS AND LIABILITIES OF PARTIES TO THE ZONING PROCESS

CHAPTER 17. CONDITIONAL USES, SITE PLANS AND SUBDIVISIONS— APPLICATIONS AS OF RIGHT

- § 17.1 Conditional use—Definition
- § 17.2 Conditional use—Sufficiency of standards
- § 17.8 Site plan and subdivision approvals—Common issues—Scope of review
- § 17.9 Common issues—Plan amendments
- § 17.10 Waivers and exceptions
- § 17.14 Effect of final approval
- § 17.26 Contents of subdivision ordinances—Optional provisions

CHAPTER 18. PLANNED DEVELOPMENT APPLICATIONS

- § 18.3 Planned developments—Statutory criteria for approval
- § 18.6 The general development plan—Contents

CHAPTER 19. PRACTICE BEFORE LAND USE BOARDS

- § 19.5 Development regulations
- § 19.25 Identify the character and nature of the proposed use

TABLE OF CONTENTS

- § 19.27 The property itself and its neighborhood—Physical inspection
- § 19.54 Time limits for board action

CHAPTER 20. FEDERAL CONSTITUTIONAL RIGHTS

- § 20.3 First amendment—Freedom of speech—Non-commercial speech
- § 20.4 First amendment—Freedom of speech—Commercial speech
- § 20.6 First amendment—Entertainment—Generally
- § 20.8 First Amendment—Freedom of religion
- § 20.8.10 Religious Land Use and Institutionalized Persons Act
[New]
- § 20.8.20 Ripeness [New]
- § 20.8.30 Substantial burden [New]
- § 20.8.40 Discrimination and exclusion [New]
- § 20.8.50 The United States Justice Department [New]
- § 20.10 Due process and equal protection
- § 20.10.50 Federal equal protection—“Class of one” [New]
- § 20.13 Federal civil rights—Civil Rights Act of 1871 (42 U.S.C.A. § 1983)
- § 20.16 Federal civil rights—Substantive due process—Does it “shock the conscience?”
- § 20.28 Fair Housing Act—Disparate impact

CHAPTER 21. STATE SUPREMACY AS A LIMIT TO THE ZONING POWER

- § 21.1 The New Jersey state constitution
- § 21.1.50 New Jersey Civil Rights Act—Substantive due process
[New]
- § 21.2 Freedom of association and privacy
- § 21.3 Substantive due process and equal protection
- § 21.4 Exclusionary zoning
- § 21.4A Mt. Laurel—Background
- § 21.5 The Fair Housing Act and the Council on Affordable Housing—Jurisdiction and powers
- § 21.6 COAH procedures—Substantive certification
- § 21.8 Objections—Adversarial proceedings—Mediation
- § 21.10 Appeals to the Appellate Division from COAH decisions
- § 21.10.50 Post COAH [New]
- § 21.11 Compliance
- § 21.13 Affordability
- § 21.20 Mount Laurel litigation
- § 21.21 Availability
- § 21.25 The compliance calculation
- § 21.26 Builders’ remedy
- § 21.28 Settlements
- § 21.28.09 *Highlands* exemption for affordable housing [New]
- § 21.28.10 Non-Residential development fee [New]
- § 21.29.11 Extinguishing Deed Restrictions [New]
- § 21.29 State land use controls

- § 21.31 Planning areas and centers
- § 21.32 The second state plan
- § 21.33 Relationship of the state plan to local land use controls
- § 21.34 Smart growth
- § 21.35 Regional authorities—Hackensack Meadowlands
Development Commission
- § 21.37 Pinelands
- § 21.39 Highlands
- § 21.40 State Highway Access Management Act
- § 21.43 Flood hazards and stream encroachment
- § 21.44 Tidelands
- § 21.45 Sanitary sewer permits
- § 21.46 Waterfront development permits
- § 21.47 Preemption

CHAPTER 22. VESTED RIGHTS

- § 22.1 Nonconforming uses—Generally
- § 22.3 Nonconforming uses—Abandonment
- § 22.5 Nonconforming uses—Destruction and reconstruction of
nonconforming uses
- § 22.8 Time of decision rule—Introduction
- § 22.11 Time of decision rule—Exceptions to rule—Vested rights
- § 22.12 Time of decision rule—Exceptions to rule—Equitable estoppel

CHAPTER 23. LAND USE LITIGATION

A. PREROGATIVE WRIT ACTIONS—GENERALLY

- § 23.2 The exhaustion of remedies rule (Rule 4:69–5)
- § 23.3 The 45-Day Rule (Rule 4:69–6) [*Retitled*]

B. PREROGATIVE WRIT LITIGATION

- § 23.8 Parties; standing
- § 23.12 Motions and orders
- § 23.13 Discovery—Generally
- § 23.16 Pretrial conference
- § 23.20 Limitations on evidence
- § 23.21 Judicial standard of review in zoning cases
- § 23.22 Legislation
- § 23.23 Exceptions to the rule
- § 23.24 Rule-making
- § 23.25 Quasi-judicial decisions
- § 23.25.50 Remedies [*New*]
- § 23.26 Settlements
- § 23.27 Land use litigation in the federal courts

C. JURISDICTION

- § 23.28 Federal jurisdiction
- § 23.29 The Entire Controversy doctrine
- § 23.31 The abstention doctrines

TABLE OF CONTENTS

- § 23.33 SLAPP suits
- § 23.34 Frivolous litigation *[New]*

CHAPTER 24. REDEVELOPMENT AND REHABILITATION *[New]*

- § 24.1 The Local Redevelopment and Housing Law
- § 24.2 Designating an area “in need of redevelopment”
- § 24.3 The *Kelo* decision
- § 24.4 Gallenthin and 62-64 Main Street LLC and Actual Blight
- § 24.5 The procedural requirements of an “area in need of redevelopment” designation—Preliminary investigation
- § 24.6 Areas in need of rehabilitation
- § 24.7 Adopting the redevelopment plan
- § 24.8 Redevelopment agreements
- § 24.9 Land banking entities *[New]*
- § 24.10 Innovation districts *[New]*
- § 24.11 Interaction with other state statutes *[New]*

CHAPTER 25. LAND USE BOARD PROCEDURES AND MEETINGS DURING THE COVID-19 VIRUS *[New]*

- § 25.1 Virtual meetings *[New]*
- § 25.2 The Permit Extension Act of 2020 *[New]*
- § 25.3 Live meetings during the COVID-19 virus *[New]*
- § 25.4 New Jersey Administrative Code Regulations *[New]*
- § 25.5 Remote meetings when a state of emergency is not in effect *[New]*

CHAPTER 26. CANNABIS *[New]*

- § 26.1 New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act—Overview *[New]*
- § 26.2 New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act—Effect on municipal master plan *[New]*
- § 26.3 Relationship with federal law *[New]*
- § 26.4 Municipal resolution of support *[New]*

APPENDICES

Appendix 10. Sample Form of Developer Agreement *[New]*

Table of Laws and Rules

Table of Cases

Index