

SECTION 4 APPLICATION FOR FINAL APPROVAL OF SITE PLANS AND MAJOR SUBDIVISIONS

- A. The reviewing board shall grant final approval if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by this ordinance for final approval, the conditions of preliminary approval, and, in the case of a major subdivision, the standards prescribed by the "Map Filing Law", New Jersey Statute 46:23-9.9, provided that, in the case of a planned development, the reviewing body may permit minimal deviations from the conditions of preliminary approval necessitated by change of condition beyond the control of the developer, since the date of preliminary approval, without the developer's being required to submit another application for development for preliminary approval.
- B. Final approval shall be granted or denied within forty-five (45) days after submission of a complete application to the administrative officer, or within such further time as may be consented to by the applicant. Failure of the reviewing board to act within the period prescribed shall constitute final approval of the application and a certificate of the administrative officer as to failure of the reviewing board to act shall be issued at the request of the applicant; and it shall be sufficient, in lieu of the written endorsement or other evidence of approval, herein required, and shall be so accepted by the county recording officer for purposes of filing subdivision plats.

Whenever review or approval of the application by the county planning board is required by NJSA 40:27-6.3, in the case of a subdivision, or NJSA 40:27-6.6, in the case of a site plan, the reviewing board shall condition any approval that it grants upon timely receipt of a favorable report on the application by the county planning board or approval by the county planning board by its failure to report thereon within the required time period.