

SECTION 7 FILING SUBDIVISION PLATS

- A. Final approval of a major subdivision shall expire 95 days from the date of signing of a plat, unless, within such period, the plat shall have been duly filed by the developer with the county clerk. The reviewing board may, for good cause shown, extend the period of recording for an additional period not to exceed 190 days from the date of signing the plat. The planning board may extend the 95 day or 190 day period if the developer proves to the reasonable satisfaction of the reviewing board (1) that the developer was barred or prevented, directly or indirectly, from proceeding with the development because of delays in obtaining legally required approvals from other governmental entities or quasi-governmental entities and (2) that the developer applied promptly for and diligently pursued these approvals. The length of the extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the reviewing board. The developer may apply for the extension either before or after what would otherwise be the expiration date.
- B. No subdivision plat shall be accepted for filing by the county recording officer until it has been approved by the reviewing board as indicated on the instrument by the signature of the chairman and secretary of the reviewing board or a certificate has been issued pursuant to NJSA 40:55D-47, 50, 56, 61, 67, or 76. The signatures of the chairman and the secretary of the reviewing board shall not be affixed until the developer has posted the guarantees required pursuant to NJSA 40:55D-53. If the clerk records any plat without such approval, such recording shall be deemed null and void, and upon request of the municipality, the plat shall be expunged from the official records.
- C. It shall be the duty of the county recording officer to notify the reviewing board in writing within 7 days of the filing of any plat, identifying such instrument by its title, date of filing, and official number.