

TECHNICAL REVIEW COMMITTEE SAVES TIME AND MONEY

Franklin Township

Franklin Township enacted an ordinance to create a Technical Review Committee (TRC) in order to handle planning board functions more expeditiously. Developers can be reluctant to build in a town known for using an onerous review process or providing inconsistent results during the approval process. The meetings of the TRC are less formal than a planning or zoning board meeting and include all staff involved in application reviews.



The TRC meets weekly, allowing for quick turnaround. It consists of all Township staff involved in minor site plan approval. This includes the Director of Planning, Economic Development Director, Sewerage Authority Executive Director, Township Engineer, Health Department Director, Fire Prevention Director, and Head of the Police Traffic Safety Bureau. The committee speaks with one voice in their recommendations to the Township Council.

In addition to administrative site plan approvals of minor site plan applications, the TRC also addresses pre-application, post-application, and compliance meetings, review of all applications and submittals to the Planning Board and Zoning Board, and reviews of other land use matters such as street vacations, sale of Township properties, street modifications, and parking concerns.

The approval by the TRC of minor site plans saves developers thousands of dollars. (The fee is \$1,000 or less and typically no escrow.) In addition, the review does not require an attorney and is quick, hearing any application that has been received by at least the day before the weekly meeting – this can save months.

With all the staff who do application reviews present at the meeting, the municipality's concerns and comments are expressed early in the process and are consistent which also leads to saved time and money. Franklin Township considers the TRC a one-stop shopping experience for developers.

Award nomination submitted by:
Vincent A. Dominach Jr., Economic Development Director