

of four categories: residential, business, industrial and public. In the Ordinance regulations for each zone specify the minimum lot-area, setbacks, and side lines, maximum building area, maximum number of family units per acre, and average lot width. The Ordinance further regulates the uses of structures to be built, and includes a detailed list of prohibited industries.

The major difference between one zone and another is the lot size. There are four residential zones, three of which allow professional offices. The five business zones allow for retail sales and services, research and professional offices, and multi-family and garden apartments. The two industrial zones allow for light industry, and the public zone provides for schools, municipal buildings and parks.

A public hearing is also required when the Board considers an appeal to modify the requirements set out in the Zoning Ordinance. The Zoning Ordinance undergoes continuous revision by the Planning Board, whose duty it is to see that it conforms with the provisions outlined in the Master Plan.

Appeals Board

Appointed by the Township Council, the Board consists of five members serving without compensation for three-year terms. Membership must include an architect or licensed engineer, and either a mason, carpenter, or builder with five years of experience in construction. Also, one member must be as qualified as a plumbing sub-code official.

The State Uniform Construction Code, adopted by the state in January 1977, sets standards for the safe construction and alteration of a building. The enforcement of the Code is the responsibility of the Construction Official. Decisions made the Construction Official in the enforcement of the Uniform Construction Code may be appealed to the Appeals Board.

Construction Official

Compliance with the various codes dealing with land development, such as zoning, subdivision, and construction, are enforced through the Construction Official's office. He is assisted in duties of inspection and certification by the Plumbing Inspector and an inspection agency licensed by the state of New Jersey.

An additional responsibility of the Construction Official is the enforcement of ordinances concerning the repair, construction, and alteration of any building in the Township. Permits are issued to erect, alter, or demolish buildings, provided the requirements of the Uniform Construction Code and the Zoning Ordinance have been met. Other permits issued by the Construction Official are those for change of occupancy, erection of signs, construction of swimming pools, and installation of oil burners and wood-burning stoves.

Basic Services

Interstate, state and county highways run through Scotch Plains. Each level of government is responsible for the construction and maintenance of its road system. Construction of new Township roads and sidewalks falls under the jurisdiction of the Township engineer. In newly developed areas the roads and sidewalks are built by developers under Township supervision. New sidewalks which lead to schools are considered part of the school safety program and are paid for by the Township. Homeowners can petition the Township Council for improvements to existing properties such as new curbing, or street paving. If the township approves the work, a special assessment is levied on the homeowners whose property is affected. The Scotch Plains Assessment Commission determines the amount assessable. Existing curbs that are worn will be replaced by the Road Department.

Traffic lights are designed by the Engineering Department and approved by the Police Department. Any new traffic regulations must be approved by the State Department of Motor Vehicles. Maintenance of Township roads, including cleaning and snow removal, is the responsibility of the Department of Public Properties. Sidewalks must be kept free of obstacles