

ARTICLE 12  
WAIVERS

12.1 Where the Board makes written findings of fact that there are special circumstances of a particular lot proposed to be subdivided, it may waive portions of the submission requirements or the standards, unless otherwise indicated in the regulations, to permit a more practical and economical development, provided the public health, safety, and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the Official Map, the Comprehensive Land Use Plan, the Zoning Ordinance, or these regulations, and provided the criteria of the State Subdivision Law are met.

12.2 Where the Planning Board finds that, due to special circumstances of a particular Plan, the provision of certain required improvements is not requisite in the interest of public health, safety, and general welfare, or is inappropriate because of inadequate or lack of connecting facilities adjacent to or in proximity to the proposed subdivision, it may waive the requirements for such improvements, subject to appropriate conditions.

12.3 In granting waivers to any of these regulations, the Board shall require such conditions as will assure that the objectives of these regulations are met.

12.4 When the Board grants a waiver to any of the standards in these regulations, the Final Plan shall indicate the waivers granted and the date on which they were granted.