Dept. of Community Development

Mission Statement:

The Department of Community Development is responsible for protecting the public health, safety and welfare of the Township regarding land use and construction in all new and existing structures.

Department Objectives:

The importance of codes, code regulation and code enforcement is often overlooked until a catastrophic fire or other construction-related tragedy occurs. Inspecting buildings during and after construction helps to ensure that buildings are safe, sound and accessible places to work, play and live. The role of the Community Development staff is to provide for the safety, health and welfare of the general public through the enforcement of zoning and municipal code regulations. Every day, assisted by technology and co-workers, they provide excellent customer service to the public to improve the quality of life in the community. Whether answering phones, greeting the residents requesting information or contractors wanting permits, the Community Development staff is always ready and willing to serve the public's needs.

Performance Indicators:

Calendar Year	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Bldg. Permits*	**402**	**407**	**375**	**411**	**336**	**318**	**301**	**213**	**214**	**250**	**214**
Mech. Permits	322	257	243	243	215	194	206	181	183	183	138
Plumbing "	164	118	93	108	94	89	94	86	55	55	41
Electrical "	283	275	234	258	212	185	202	145	161	124	99
Code Enforcement**	--	--	294	537	496	404	N/A	509**	441**	686**	649**

* Includes zoning permits.

** Types of code enforcement issues include open space maintenance and complaints including tree removal near public and private properties, tree removal in the road right-of-ways to prevent injury, liability and safety issues and property damage. Regarding trees: site inspections are performed regarding location and severity risks. Other services provided include mosquito dunk applications and education, drainage problems, vacant property maintenance and business district conditions. We receive complaints regarding bridges, bike paths, sidewalks, roads, power outages and various neighborhood disputes.

Ombudsman duties include working with various departments at State, County and local level on a wide variety of issues including the Ash Bore disease, West Nile virus, the blocking of easements and fire hydrants, dirt and gravel on roads or easements, and the dumping of material into drainage and waterways. Local enforcement issues include working without permits, zoning reviews for permits, storage of equipment and materials, trash and yard waste, planting of shrubs or landscaping, leaf and snow removal disputes, improper placement of recreational vehicles, boats, stacked wood, non-plated vehicles, tall grass, advertising signs, placement of political and garage sale signs and much more.

Permits Issued:

New home construction continues to decline with only 2 new single-family home permits issued during the calendar year. Total building permits issued for the calendar year were 214 with a construction value of $3,661,840. Of this total $795,088 dollars were for new single-family home construction alone. Building permits issued overall were down 14.5% over the previous year.

2009-2010 Goals: During the upcoming budget year, we would like to accomplish the following:

- Continue a proactive approach to code enforcement.
- Provide continuing education classes for department employees.