## NOTICE OF INTRODUCTION

This Ordinance #1986 published herewith was introduced and passed upon first reading at the regular meeting of the Borough Council of the Borough of South Plainfield held on March 4, 2013. It will be further considered for final passage after a public hearing to be held on March 18, 2013, at the Municipal Building, 2480 Plainfield Avenue, South Plainfield, NJ at 7:00 p.m. or as soon thereafter as the matter may be heard, at which time and place any persons desire to be heard upon the same will be given an opportunity to be heard. Copies are available free of charge at the Municipal Clerk's Office prior to the public hearing. This ordinance shall take effect immediately after final passage and publication according to law.

## LAND USE ORDINANCE #1986 AN ORDINANCE AMENDING LAND USE ORDINANCE 1311 SECTION 8 ENTITLED "SCHEDULE OF REQUIRED FEES FOR ESCROW DEPOSITS"

- A. Variances.
  - Bulk variances under N.J.S.A. 40:55D-70c, not requiring site plan or subdivision approval:
    \$100.00
  - (2) Variance under N.J.S.A. 40:55D-70d, not requiring site plan or subdivision approval (use, etc.):

One-Family or Two-Family Home: \$1,000

All others: \$2,500.00

- (3) Conditional use approval (fees shall be in addition to site plan approval): \$1,000.00
- B. Site Plan Applications (Fees Shall be in Addition to any Required Variances).
  - (1) Residential site plan (involving dwelling units)

(a) Preliminary approval:

Number of Units	Fee
1 to 9	\$ 2,500.00
10 to 25	4,000.00
26 to 50	5,000.00
51 to 100	7,000.00
101 to 250	8,500.00
251 to 500	11,000.00
Over 500	13,000.00

- (b) Final approval: twenty (20) percent of preliminary approval escrow fee or a minimum of one thousand (\$1,000.00) dollars whichever is greater.
- (2) Nonresidential Site Plan (Not Involving Dwelling Units).
  - (a) Preliminary approval with principal buildings over one thousand (1,000) square feet of gross floor area:

Gross Floor Area (square feet)	Fee
1,001 to 2,500	\$ 2,000.00
2,501 to 5,000	3,000.00

5,001 to 10,000	5,000.00
10,001 to 15,000	7,000.00
15,001 to 20,000	9,000.00
20,001 to 25,000	11,500.00
25,001 to 100,000	14,000.00
Over 100,000	16,000.00

(b) Preliminary approval without principal buildings over one thousand (1,000) square feet gross floor area:

Lot Area	Fee
Up to an acre	\$2,000.00
1 to 5	3,000.00
5 to 10	4,500.00
Over 10	5,500.00

(c) Final approval: twenty (20%) percent of preliminary approval escrow fee or a minimum of one thousand (\$1,000.00) dollars, whichever is greater.

- (d) Minor site plan: one thousand (\$1,000.00) dollars.
- C. Subdivision Applications (Fees Shall be in Addition to any Required Variances).

(1)	Subdivision (two lots):	\$ 500.00
(2)	Preliminary subdivisions:	
	Preliminary approval of 3-10 lots	2,500.00
	Preliminary approval of 11-25 lots	3,500.00
	Preliminary approval of 26-50 lots	4,500.00
	Preliminary approval of 51-100 lots	7,000.00
	Preliminary approval of 101-250 lots	9,000.00
	Preliminary approval of 251-500 lots	11,000.00
	Preliminary approval of over 500 lots	13,000.00
(3)	Final subdivisions:	
	Final approval of 3-25 lots	1,500.00
	Final approval of 26-100 lots	2,500.00
	Final approval of 101-500 lots	3,500.00
	Final approval of over 500 lots	4,500.00

D. Planned Unit Development. Fees shall be as for a simultaneous major site plan and major subdivision application, with fees for residential and nonresidential development computed separately and thereafter cumulatively upon the applicant.

E. Concept Plan Applications.

(1)	Minor subdivision or minor site plan	\$ 100.00
(2)	Major subdivisions	500.00.
(3)	All site plans with more than 1,001) square feet of gross floor area	500.00.
(4)	Use variance application	500.00.

(5) All fees for concept plans or informal submission: to be credited toward required escrow fees for the review of the formal application for the same development.

F. General development plan: \$1,000.00, (in addition to any other site plan and/or subdivision fees which may also be required).

G. Resubmissions.

- (1) Applicants shall pay escrow deposit fees based upon thirty-three (33%) percent of the original submission fee for each resubmission of revised plans, including applications for use variances, preliminary subdivisions, final subdivisions, preliminary site plans, final site plans and planned unit development applications.
- (2) If plans are resubmitted in accordance with conditions of approval by the appropriate board, the escrow deposit fee for resubmission shall be one-third (1/3) of the original escrow fee.

H. Special Design Elements. Applicants shall pay escrow fees based upon twenty (20%) percent of the original escrow fee, when and as determined by the reviewing board that the proposed project includes a special design consideration, such as but not limited to a sanitary sewer pump station, detention or retention ponds, a potable water storage facility, traffic signalization devices, off-tract improvements, etc.

I. Request for Rezoning. Any property owner seeking a rezoning of its property shall, in addition to the fee paid pursuant to other applicable statutes or ordinances, pay an escrow fee of \$2,000.00.

J. Administrative and Bookkeeping – In order to offset the cost of escrow accounts, there shall be imposed a fee of \$15.00 per \$1,000.00 of escrow or portion thereof.

This Ordinance shall take effect upon final passage and publication in accordance with New Jersey law.