

**WEST AMWELL TOWNSHIP
ORDINANCE 9, 2011**

**AN ORDINANCE TO AMEND CHAPTER 109 OF THE CODE OF THE
TOWNSHIP OF WEST AMWELL – Amount of Fees and Escrow Deposits Due**

SECTION I

CHAPTER 109-6 – Land Development, Application and Review Fees, Amount of Fees and Escrow Deposits Due, of the Ordinances of West Amwell Township, is hereby amended and supplemented as follows:

109-6 A. Each applicant shall, at the time of filing a submission with the Planning Board or Board of Adjustment, submit to the Township Treasurer by certified check or money order the following sums as application fees and escrow deposits. Where one application for development includes more than one approval request, the sum of the individual required fees shall be paid. Upon presentation of payment as set forth above, applicant/owner/agent will execute an escrow agreement (see Appendix A of this Part 2) as well as a memorandum of understanding (see Appendix B of this Part 2). Note: If an escrow account falls below 30% of original amount, a request for additional funds will be made to bring the escrow account up to 50% of original amount.

<u>Application</u>	<u>Fee</u>	<u>Escrow to be Deposited</u>
1. Subdivision reviews		
a. Informal review	\$500*	\$1,000
* Will be credited towards fees for review if the applicant proceeds within one year of informal review.		
b. Sketch plat or concept plan	\$500 + \$150 per lot	\$1,000 + \$250/lot
c. Preliminary plat, major	\$1,500 + \$150 per lot or new dwelling unit	With previous sketch app.: \$4,000 + \$250/lot Without previous sketch app: \$5,000 + \$300/lot
d. Final plat, major	\$750 + \$100 per lot or new dwelling unit	Final subdivision: \$1,000 + \$250/lot With developers agreement: additional \$1,500

<p>e. Resubmittal of an application for preliminary or final major subdivision approval when applicant has submitted an incomplete application as deemed by the Planning Board</p>	<p>No further application fees required as applicant will be billed out of escrow account for any further review of an incomplete application</p>	
<p>f. Minor subdivision</p>	<p>\$750 + \$150 per lot</p>	<p>\$1,000 + \$1,000/lot</p>
<p>g. Extension of preliminary or final approval</p>	<p>---</p>	<p>\$500</p>
<p>h. Tax map maintenance fees. The following fees shall be paid by the applicant at the time of filing of the deeds of subdivision approval by the Planning Board or the Board of Adjustment of the Township of West Amwell for the cost of making updates and modifications to the tax maps of the Township of West Amwell relating to said applications:</p> <p>Boundary line adjustment</p> <p>2-3 lots including remaining land</p> <p>4-7 lots including remaining land</p> <p>8-12 lots including remaining land</p> <p>13-19 lots including remaining land</p> <p>20 lots or more</p>	<p>\$150</p> <p>\$450</p> <p>\$750</p> <p>\$1,000</p> <p>\$1,250</p> <p>\$1,500 + \$50/lot in excess of 20</p>	

i. Agricultural division of land	\$100	\$1,000 + \$250/lot
2. Site plan reviews		
a. Informal review	\$500*	\$1,000
Informal review (100% agricultural use)	\$100*	\$1,000
* Will be credited towards fees for review if the applicant proceeds within one year of informal review.		
b. Minor site plan	\$500	\$1,000
Minor site plan (100% agricultural use)	\$100	\$1,000
c. Major site plans:		
Preliminary plan	\$1,500 + \$150 per dwelling unit, or if non-residential, \$0.10 per square foot of new construction + \$25 per acre of lot area	\$1,000 + \$250 per dwelling unit, or if non-residential, the larger of \$0.30 per square foot of building area or \$250 per acre of lot area
Preliminary plan (100% agricultural use)	\$100	\$1,000 + \$0.30 per square foot of agricultural building area
Final plan	\$750	\$1,000 + \$100 per dwelling unit, or if non-residential, the larger of \$0.10 per square foot of building area or \$100 per acre of lot area
Final plan (100% agricultural use)	\$100	\$1,000 + \$0.10 per square foot of agricultural building area
d. Resubmittal of application for preliminary or final major subdivision approval where the applicant has submitted an application deemed incomplete by the Planning Board.	No further application fees required as applicant will be billed out of escrow account for any review of an incomplete application	

e. Extension of preliminary or final approval	---	\$500
f. Telecommunications installations:		
If no new tower is proposed:	\$1,000	\$4,000
If a new tower is proposed:	\$2,000	\$10,000
3. General development plan review	\$2,500 + \$150 per dwelling unit + \$150 per non-residential acre	\$5,000 + \$250 per dwelling unit + \$250 per non-residential acre
4. Conditional Use	\$500 plus applicable subdivision or site plan application fees	\$1,000 plus applicable subdivision or site plan escrow deposit
5. Appeals or interpretations under 40:55D-70a and b	\$250	\$750
6. Request for rezoning	\$500	Initial escrow of \$1,000 required. Additional escrow to be established on a case-by-case basis with each individual request being reviewed by the Township professionals as to approximate cost prior to any action being taken.
7. Variances *	*Add subdivision and site plan fees if applicable	
a. 40:55D-70c single or two-family	\$250	\$1,000 + \$250 per variance
All others	\$500	\$1,000 + \$250 per variance
b. 40:55D-70d:	\$1,000	\$2,500 per variance
8. Permits under 40:55D-34 and 36	\$250	\$1,000
9. Boundary line agreement	\$250	\$1,000

10. List of persons within 200 feet of subject lots	\$10 or \$0.25 per name, whichever is greater	Not required
11. Special meetings	\$750* * If requested by the applicant and approved by the board.	Each applicant who requests and obtains a special meeting in connection with any application for development or appeal shall post an additional escrow as required and determined by the administrative officer of the Board upon consultation with Board professionals.

109-6 B. The per-lot fees and escrow deposits include newly created lots as well as the lots remaining.

SECTION II - SEVERABILITY

The provisions of this Ordinance are severable, and the invalidity of any section, subdivision, paragraph, or other part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

SECTION III

All other provisions of Chapter 109-6 of the Ordinances of West Amwell Township not modified herein shall remain unchanged and in full force and effect.

SECTION IV

This ordinance may be renumbered for codification purposes.

SECTION V

This Ordinance shall take effect immediately upon final passage, publication according to law, and filing with the Hunterdon County Planning Board.

APPROVED BY TOWNSHIP COMMITTEE

Thomas J. Molnar, Mayor

ATTEST:

Lora L. Olsen, RMC
Township Clerk

NOTICE OF PENDING ORDINANCE

The Ordinance published herewith was introduced and passed on first reading at a meeting of the governing body of the Township of West Amwell, in the County of Hunterdon, State of New Jersey, held on April 27, 2011. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held in the municipal building, 150 Rocktown-Lamb. Rd., Lambertville NJ on May 25, 2011 at 7:00 p.m. All interested parties will be heard at this time.